



## REPORT TO THE HEARING EXAMINER

### A. SUMMARY AND PURPOSE OF REQUEST

<b>HEARING DATE:</b>	February 17, 2015
<b>Project Name:</b>	Storage One on 4th Expansion
<b>Owner:</b>	Renton Mini II LLC, 133 E Lake Sammamish Lane NE, Sammamish, WA 98074
<b>Applicant:</b>	Raymond Gamo, Stricker Cato Murphy Architects, P.S., 311 1st Ave. S, Ste 300, Seattle, WA 98104
<b>Contact:</b>	Travis Ameche, Urban Self Storage, Inc., 918 S. Horton St., Suite 1000, Seattle, WA 98134
<b>File Number:</b>	LUA14-001641, ECF, SA-H, CU-H, MOD
<b>Project Manager:</b>	Clark H. Close, Associate Planner
<b>Project Summary:</b>	Urban Self Storage, Inc. is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, SEPA Environmental Review, and a modification for a 3-story mixed-use retail and storage building. The vacant site is located on the south side of NE 4th St just west of NE 4th St and Field PI NE. Access is served by right-in/right-out only. Interior circulation includes a two-way drive aisle that serves 25 parking stalls. There is also an additional 20-foot wide emergency fire access lane on the east side of the building. The site contains a Category 3 wetland and one Class IV stream on the eastern portion of the property. The applicant is proposing to retain 30 trees within the critical areas and buffers. The applicant submitted a Geotechnical Study, a Traffic Analysis, a Preliminary Technical Information Report, and a Wetland Assessment Report. A refuse and recycle modification is being requested in order to reduce the size of the required deposit and collection area. The proposal also includes a stormwater detention pond at the southwest portion of the site.
<b>Project Location:</b>	Approximately 4815 NE 4th Street (APNs 152305-9002 and 152305-9178)



Project Location Map  
HEX Report and Exhibits\_Storage One on 4th Expansion\_LUA14-0016411641

**B. EXHIBITS:**

- Exhibit 1: Report to Hearing Examiner
- Exhibit 2: Site Plan
- Exhibit 3: Neighborhood Detail Map
- Exhibit 4: Topography Map
- Exhibit 5: Tree Inventory and Removal Plan
- Exhibit 6: Conceptual Landscape Plan
- Exhibit 7: Architectural Elevations
- Exhibit 8: Floor Plans
- Exhibit 9: Conceptual Grading Plan
- Exhibit 10: Drainage Control Plan
- Exhibit 11: General Utility Plan
- Exhibit 12: Geotechnical Study by GEOTECH Consultants, Inc. (dated May 29, 2014)
- Exhibit 13: Preliminary Technical Information Report (TIR) by Barghausen Consulting Engineers, Inc. (dated December 9, 2014)
- Exhibit 14: Traffic Analysis by Transportation Engineering NorthWest (dated September 10, 2014)
- Exhibit 15: Wetland Delineation and Fish and Wildlife Habitat Assessment Report by Soundview Consultants LLC (dated September 4, 2014)
- Exhibit 16: Fish Presence/Absence Surveys – East Fork Maplewood Creek for Shy Creek Plat Preliminary Plat by Cedarock Consultants, Inc. (dated May 9, 2006)
- Exhibit 17: Construction Mitigation Description
- Exhibit 18: Muckleshoot Indian Tribe Fisheries Division Email: Walter
- Exhibit 19: Environmental Review Committee (ERC) Staff Report (without Exhibits)
- Exhibit 20: Environmental “SEPA” Determination, ERC Mitigation Measures and Advisory Notes
- Exhibit 21: Traffic Concurrency Test for the Storage One on NE 4<sup>th</sup> Expansion: Lee
- Exhibit 22: Self-Storage Demand Analysis
- Exhibit 23: Affidavit of posting and mailing

**C. GENERAL INFORMATION:**

- |                                                    |                                                                                                                               |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Owner(s) of Record:</b>                      | Renton Mini II LLC, 133 E Lake Sammamish Lane NE, Sammamish, WA 98074                                                         |
| <b>2. Zoning Classification:</b>                   | Commercial Arterial (CA)                                                                                                      |
| <b>3. Comprehensive Plan Land Use Designation:</b> | Commercial Corridor (CC)                                                                                                      |
| <b>4. Existing Site Use:</b>                       | Partially developed fill with a fenced asphalt area on the north portion of the property a concrete driveway and some gravel. |

**5. Neighborhood Characteristics:**

- a. **North:** Commercial Arterial (CA)
- b. **East:** Residential-10 (R-10)
- c. **South:** Commercial Arterial (CA)
- d. **West:** Commercial Arterial (CA)

- 6. Access:** Access to the plat is proposed via NE 4th St. A right-in/right-out driveway approach is proposed for site ingress and egress. Plus an additional 20-foot wide fire lane that would serve the east side of the building for emergency access.

- 7. Site Area:** ±1.83 acres

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Approved Date</u>
Comprehensive Plan	N/A	5228	11/27/2006
Zoning	N/A	5100	11/01/2004
Annexation (Marshall/Galusha)	A-93-001	4470	08/31/1944

**E. PUBLIC SERVICES:**

**1. Existing Utilities**

- a. Water: Water service is provided by the City of Renton.
- b. Sewer: Sewer service is provided by the City of Renton. There is an existing 24-inch diameter sewer pipe on NE 4th St.
- c. Surface/Storm Water: There is storm drainage in NE 4th St. There is an existing 12-inch diameter storm water pipe on the frontage.

- 2. Streets:** NE 4th Street fronting the site is a Principal Arterial.

- 3. Fire Protection:** City of Renton Fire Department.

**F. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE (RMC):**

**1. Chapter 2 Land Use Districts**

- a. Section 4-2-020: Purpose and Intent of Zoning Districts
- b. Section 4-2-060: Zoning Use Table – Uses Allowed in Zoning Designations
- c. Section 4-2-120A: Development Standards for Commercial Zoning Designations

**2. Chapter 3 Environmental Regulations and Overlay Districts**

- a. Section 4-3-050: Critical Areas Regulations
- b. Section 4-3-100: Urban Design Regulations

**3. Chapter 4 City-Wide Property Development Standards**

- a. Section 4-4-030: Development Guidelines and Regulations – General
- b. Section 4-4-070: Landscaping
- c. Section 4-4-075: Lighting, Exterior On-Site
- d. Section 4-4-080: Parking, Loading and Driveway Regulations

- e. Section 4-4-090: Refuse and Recyclables Standards
- f. Section 4-4-095: Screening and Storage Height/Location Limitations
- g. Section 4-4-130: Tree Retention and Land Clearing Regulations
- 4. Chapter 6 Streets and Utility Standards**
  - a. Section 4-6-060: Street Standards
- 5. Chapter 9 Permits – Specific**
  - a. Section 4-9-030: Conditional Use Permit
  - b. Section 4-9-200: Site Plan Review
  - c. Section 4-9-250: Variances, Waivers, Modifications, Alternates
- 6. Chapter 11 Definitions**

**G. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

- 1. Land Use Element
- 2. Community Design Element

**H. FINDINGS OF FACT:**

- 1. The applicant requested SEPA Environmental Review, Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, and a modification for a 3-story mixed-use retail and storage building totaling 66,767 gross square feet with overall height of 38'-4".
- 2. The Planning Division of the City of Renton accepted an application for SEPA Environmental Review, Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, and a modification request for review on December 22, 2014 and determined it complete on December 30, 2014 (*Exhibit 23*). The project complies with the 120-day review period.
- 3. The project site consists of two (2) parcels: APNs 152305-9002 and 152305-9178. The approximate address is 4815 NE 4th Street, located on the south side of NE 4th Street just west of the intersection of NE 4th Street and Field PI NE (*Exhibit 3*).
- 4. The Storage One on 4<sup>th</sup> Expansion site is somewhat L-shaped, being long on its east and south sides. The project is generally bounded by R-10 zoning to the east and CA zoning to the north (across NE 4<sup>th</sup> Street), south and west of the property.
- 5. The project site is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zoning classification.
- 6. The City ordinances govern the development of land up to and including adopted Ordinance No. 5739.
- 7. Public access is served by right-in/right-out only on NE 4th Street. Interior circulation includes a 24-foot two-way drive aisle from the west side of the lot that serves 25 surface parking stalls. There is also an additional 20-foot wide fire lane (134 feet long) that would serve the east side of the building for emergency access only.
- 8. The topography of the site is mostly level with elevations at or near 398 feet; it slopes off to the east near the property line and there are slopes of up to 1:1 down to the stream at the southeast corner. The low point of the site has an elevation of 392.13, which is also the lowest point of the onsite creek.
- 9. The site contains one Category 3 wetland and one Class IV stream (Maplewood Creek) located on the eastern portion of the property (*Exhibit 5*).

10. A Geotechnical Report for the site was prepared by GEOTECH Consultants, Inc. (dated May 29, 2014; *Exhibit 12*); the report recommends that the building be supported with deep foundations in order to transfer structural loads past the loose soils and into the underlying dense soil, and so pipe piles driven to refusal will be an appropriate foundation system.
11. The overall building footprint is 22,098 square feet with roughly 2,123 square feet of net rentable retail space on the first floor and roughly 44,063 square feet of net rentable self-storage space (*Exhibit 8*).
12. The site is partially developed fill with a fenced asphalt area on the north portion of the property. The remainder of the site contains a concrete driveway and some gravel areas and is dominated by herbaceous species with deciduous trees along the east side of the property and moderate to dense growth of Himalayan blackberry throughout the site. There are no existing buildings on the site.
13. There are a total of 42 significant trees onsite and the applicant is proposing to retain 30 trees in the critical areas and buffers (*Exhibit 5*).
14. The applicant submitted a conceptual landscape plan which includes the installation of a variety of 5 new Oregon ash trees, 5 new snowcloud serviceberry trees, 434 shrubs throughout the developable portion of the site, and a variety of ground cover throughout the site (*Exhibit 6*).
15. The applicant submitted a Wetland Delineation and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants LLC (dated September 4, 2014; *Exhibit 15*). According to the report, one Category 3 wetland (Wetland A) and one drainage channel (Maplewood Creek) are located on the subject property near the south property boundary and extends further off-site to the south. The wetland hydrology primarily comes from off-site water sources, seasonal high water table, surface water runoff and precipitation.
16. The applicant submitted a Preliminary Technical Information Report (TIR) by Barghausen Consulting Engineers, Inc. (dated December 9, 2014; *Exhibit 13*). The drainage report follows the 2009 King County Surface Water Manual. Based on the City's flow control map, this site falls within the Flow Control Duration Standard (Forested Site Conditions).
17. On January 26, 2015, the Environmental Review Committee, pursuant to the City of Renton's Environmental Ordinance and SEPA (RCW 43.21C, 1971 as amended), issued a Determination of Non-Significance - Mitigated (DNS-M) for Storage One on 4th Expansion (*Exhibit 20*). The DNS-M included one (1) mitigation measure. A 14-day appeal period commenced on January 30, 2015 and ended on February 13, 2015. No appeals of the threshold determination have been filed.
18. Based on an analysis of probable impacts from the proposal, the Environmental Review Committee (ERC) issued the following mitigation measure with the Determination of Non-Significance – Mitigated:
  1. Project construction shall be required to comply with the recommendations found in the Geotechnical Study conducted by GEOTECH Consultants, Inc. (dated May 29, 2014).
19. Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments has been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.
20. The applicants have requested Site Plan Review, a Modification from Refuse and Recyclables, and a Conditional Use Permit for Storage in the CA zone. The following table contains project elements intended to comply with Site Plan Review decision criteria, as outlined in RMC 4-9-200.E:

**SITE PLAN REVIEW CRITERIA:**

**a. COMPREHENSIVE PLAN COMPLIANCE AND CONSISTENCY:**

The site is designated **Commercial Corridor (CC)** on the Comprehensive Plan Land Use Map. The Commercial Corridor district is characterized by concentrated, pre-existing commercial activity, primarily in a linear urban form, that provides necessary goods and services for daily living, accessible to near-by neighborhoods, serving a sub-regional market and accommodating large volumes of traffic. It is intended that these areas will evolve from “strip commercial” to business areas characterized by enhanced site planning incorporating efficient parking lot design, coordinated access, amenities, and boulevard treatment. These areas are anticipated to provide medium intensity levels of activity. Intensity levels are expected to increase over time as development occurs and as land is used more efficiently.

✓	<b>Objective LU-AAA:</b> <i>Create opportunities for intensive office uses in portions of Commercial Corridor designations including a wide range of business, financial, and professional services supported by service and commercial/retail activities.</i>
✓	<b>Objective LU-BBB:</b> <i>Guide redevelopment of land in the Commercial Corridor designation with Commercial Arterial zoning, from the existing strip commercial forms into more concentrated forms, in which structures and parking evolve from the existing suburban form, to more efficient urban configurations with cohesive site planning.</i>
✓	<b>Policy LU-262.</b> <i>Support the redevelopment of commercial business districts located along principal arterials in the City.</i>
✓	<b>Policy LU-264.</b> <i>New development in Commercial Corridor designated areas should be encouraged to implement uniform site standards, including:</i> 1) <i>Parking preferably at the rear of the building, or on the side as a second choice;</i> 2) <i>Setbacks that would allow incorporating a landscape buffer; Front setback without frontage street or driveway between building and sidewalk; and</i> 3) <i>Common signage and lighting system.</i>
✓	<b>Policy LU-266.</b> <i>Development within defined activity nodes should be subject to additional design guidelines as delineated in the development standards.</i>
✓	<b>Policy CD-20.</b> <i>Orient site and building design primarily toward pedestrians through master planning, building location, and design guidelines.</i>
✓	<b>Policy CD-21.</b> <i>In areas developed with high intensity uses, circulation within the site should be primarily pedestrian-oriented. Internal site circulation of vehicles should be separated from pedestrians wherever feasible by dedicated walkways.</i>
✓	<b>Policy CD-23.</b> <i>Development should have buildings oriented toward the street or a common area rather than toward parking lots.</i>
✓	<b>Policy CD-30.</b> <i>Non-residential development should have site plans that provide street access from a principal arterial, consolidate access points to existing streets, and have internal vehicular circulation that supports shared access. Curb cuts and internal access should not conflict with pedestrian circulation.</i>

**b. ZONING COMPLIANCE AND CONSISTENCY:**

The subject site is classified **Commercial Arterial (CA)** on the City of Renton Zoning Map. The Commercial Arterial zone implements the Commercial Corridor Land Use designation, where the purpose of the zone is to evolve from “strip commercial” linear business districts to business areas characterized by enhanced site planning and pedestrian orientation, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment with greater densities. The CA zone provides for a wide variety of

retail sales, services, and other commercial activities along high-volume traffic corridors where residential uses may be integrated into the zone through mixed-use buildings. The following are applicable to the proposal:

**Lot Dimensions:** Per RMC 4-2-120A, the minimum lot size in the CA zone is 5,000 square feet.

Staff Comment: The project site consists of two parcels. The larger parcel fronting NE 4th St (Parcel A; APN 1523059002) is 65,991 square feet and the smaller parcel located at the southwest corner of the site (Parcel B; APN 1523059178) is 13,903 square feet. Each lot meets the minimum lot size of the zone (Exhibits 2 - 4).

**Lot Coverage:** Per RMC 4-2-110A the CA zoning designation has an allowed lot coverage of 65 percent (65%) for buildings.

Staff Comment: Based on conceptual site plans, the total building footprint is 22,098 square feet. The building will be located entirely on Parcel A and would therefore meet lot coverage thresholds of the zone by covering only 33.5% (22,098 sf / 65,991 sf = 33.5%). Through a lot combination of Parcel A and Parcel B, the building would only cover roughly 27.7% over the entire site.

Additionally, there are no impervious coverage maximums for the zone. The proposed structure with other associated improvements including impervious surfaces for parking area would cover approximately 48% of the site.

**Setbacks:** Per RMC 4-2-120A the CA zoning classification requires a minimum front yard, and side yard along-a-street setback of 10 feet which may be reduced to zero feet during the site plan development review process, provided blank walls are not located within the reduced setback. There is a maximum front yard setback of 15 feet. The CA zone has no rear or side yard setback except 15 feet if lot abuts or is adjacent to a residential zone.

Staff Comment: The project is generally bounded by R-10 zoning to the east and CA zoning to the north (across NE 4th St), south and west of the property. The building is 85'-3 7/8" west of the residential parcel to the east, 14'-10 3/8" south of the north property line, 37'-3 3/4" east of the west property line. The applicant has designed the building to provide a 29'-4 3/8" rear yard setback. The proposed building meets the minimum and maximum setback requirements of the CA zone.

**Building Orientation:** Per RMC 4-2-120A Commercial and civic uses shall provide entry features on all sides of a building facing a public right-of-way or parking lot.

Staff Comment: The mixed-use retail and storage building faces NE 4th St. The store front design wraps around the front of the building to both sides of the building for a distance of approximately 25 feet. The entry feature design elements includes a metal portico, aluminum storefront, metal canopy above entrance, monolith for signage and canopy support, and flush metal wall panels.

**Landscaping:** Per RMC 4-4-070 ten feet of onsite landscaping is required along all public street frontages, with the exception of areas for required walkways and driveways or those projects with reduced setbacks.

Staff Comment: The property is covered by dense patches of Himalayan blackberry along the perimeter of the fill. The wetland canopy is dominated by red alder, Oregon ash and willow. The understory is dominated by spiraea and salmonberry. Grass species, such as soft rush, slough sedge, fescue and bentgrass are dominant the species in groundcover. There are 42 significant cottonwood trees (trees over 6 inches in diameter) onsite, 30 of which are located within the critical areas. After critical area deductions, and the minimum requirement to retain 0.05%, the applicant is not proposing to retain any of the cottonwood trees within the 1.3 acres of construction area (Exhibit 4). In general, landscaping in public spaces throughout the building site will be employed to provide

transitions between neighboring developments, as well as enhance the project's overall appearance. More specifically, the applicant is proposing to replant the site and public frontage with 5 new Oregon ash trees, 5 new snowcloud serviceberry trees, and 5 red sunset along the street frontage at 2.0" caliper. The applicant is also proposing 18 new incense cedar trees at 6 feet in height (Exhibit 6). These proposed replacement trees exceed the minimum required replacement inches of 7.2 inches. The applicant is proposing to plant 434 shrubs, including 19 barberry, 53 nootka rose, 72 evergreen huckleberry, 67 red twig dogwood, 171 sward fern, and 52 snowberry throughout the developable portion of the site.

The proposal includes 25 parking stalls along a two-way drive aisle west of the building. All parking lots shall have perimeter landscaping. This is achieved through a 4 to 8 foot landscaping buffer along the west property line, a fully landscaped perimeter around the detention pond, and the building serves as buffer between the stalls and remaining perimeter of the site. Surface parking lots with more than 14 stalls must provide a minimum of 15 square feet of interior parking lot landscaping per parking space. Mathematically, the applicant must provide a minimum of 375 square feet of interior landscaping. Based on the constraints of the development, the applicant elected to place roughly 392 square feet of interior landscaping at the southern end of the west bank of parking stalls. Landscaping shall be dispersed throughout the parking area and shall include a mixture of trees, shrubs, and groundcover. Additionally, there shall be no more than 50 feet between parking stalls and an interior parking lot landscape area. Any interior parking lot landscaping area shall be a minimum of five feet (5') in width. No interior landscaping is provided within the east bank of parking stalls located in front of the building. In order to distribute the interior parking lot landscaping throughout the site, staff is recommending that the applicant add a minimum of three interior parking lot landscaping areas with no more than 50 feet between parking stalls along the west building elevation. Landscaping islands should be increased over the minimum five foot width requirement to support larger vegetation in order to mitigate the impacts of the building on the neighboring parcels.

Additionally, storm drainage facilities require a minimum 15-foot wide landscaping strip on the outside of the fence, unless otherwise determined through the site plan review process. The applicant is proposing between 5 and 10 feet of landscaping around the perimeter of the detention pond. In order to maintain the 10-foot wide buffer along the north boundary line of Parcel B, staff is recommending that the applicant add fully sight-obscuring trees to the north end of the detention pond and a combination of trees and shrubs around all sides of the pond as a landscaped visual barrier. A final detailed landscaping plan shall be submitted to and approved by the Current Planning Project Manager prior to construction.

**Building Height:** Per RMC 4-2-120A building height is restricted to 50 feet, except 60 feet with residential use, and above these allowances a conditional use permit would be required.

Staff Comment: The 3-story building has a roof height of 38'-4" (Exhibit 7). The structure has a parapet across the front portion of the building and a standing seam metal roof with a 1:12 pitch for the balance of the building. The proposal complies with the height requirements for commercial structure within the CA zone.

**Screening:** RMC 4-4-095 has standard requirements for surface mounted equipment to be screened from public view and standards for roof-top equipment that should be similarly screened from view. Shielding shall consist of roof wells, clerestories, parapets, walls or enclosures as determined by the Administrator to meet the intent of the requirement.

Staff Comment: The application does not show any surface mounted equipment or roof-top equipment on plan sets. Compliance with screening will be verified at the time of building permit construction.



**Parking:** The parking regulations, RMC 4-4-080, require a specific number of off-street parking stalls for bicycles and vehicles. Retail sales to provide a minimum and maximum of 2.5 per 1,000 square feet of net floor area and self-storage is required to provide a minimum and maximum of 1 per 3,500 square feet of net floor area. A maximum of three moving van/truck spaces is permitted.

The number of bicycle parking spaces shall be ten percent (10%) of the number of required off-street parking spaces for all uses. Each bicycle parking space shall be at least two feet (2') by six feet (6'), with no less than an overhead clearance of seven feet (7').

A twenty five percent (25%) reduction or increase from the minimum or maximum number of parking spaces may be granted for nonresidential uses through site plan review if the applicant can justify the modification to the satisfaction of the Administrator. Justification might include, but is not limited to, quantitative information such as sales receipts, documentation of customer frequency, and parking standards of nearby cities.

*Staff Comment: The applicant is proposing roughly 2,123 square feet of net rentable retail space on the first floor and roughly 44,063 square feet of net rentable self-storage space. Sufficient area exists to accommodate off-street parking for a minimum of 18 vehicles (5.3 spaces for retail and 12.6 for self-storage). A twenty five percent (25%) increase from the minimum or maximum number of parking spaces may be granted for nonresidential uses through site plan review. The maximum number of stalls allowed by code is 22 stalls with supporting justification. The applicant is proposing 25 spaces (including 2 ADA spaces) based on the gross square footage of the self-storage space. Staff is recommending that the applicant add interior landscaping and reduce the number of surface parking stalls to no more than 18 standard spaces and one loading dock. The eliminated parking stalls shall be replaced with landscape islands along the west façade of the building. A final site plan shall be submitted to and approved by the Current Planning Project Manager prior to construction.*

Although not shown on the site plan or floor plans, the applicant has indicated that they will be providing bicycle racks. The proposed uses are required to provide a combined two (2) bicycle spaces relative to the 18 required stalls required for vehicular parking. For offices use, bicycle parking shall be provided for secure extended use and shall protect the entire bicycle and its components and accessories from theft and weather. In-building parking is an acceptable method of bicycle storage. Staff recommends, as a condition of approval, that a bicycle parking area be identified on the site plan or the floor plan if the bicycle parking is to be located in the building. A final bicycle parking plan shall be submitted to and approved by the Current Planning Project Manager prior to construction.

**Vehicular Access:** For the CA zone, per RMC 4-2-120, a connection shall be provided for site-to-site vehicle access ways, where topographically feasible, to allow traffic flow between abutting CA parcels without the need to use a street. Access may comprise the aisle between rows of parking stalls but is not allowed between a building and a public street.

*Staff Comment: This section of code is intended to provide vehicular connections to abutting CA zoned parcels. The subject site shares a common boundary with another CA zoned site to the west and to the south. The applicant is proposing a common connection between Storage One on 4<sup>th</sup> and the proposed expansion; therefore the site-to-site access requirement is met.*

**Signs:** The applicant would be required to comply with the signage requirements outlined in RMC 4-4-100 at the time of sign application.

*Staff Comment: The applicant did not submit a signage package for the proposed mixed use building. Staff recommends, as a condition of approval, that the applicant be required to submit a conceptual sign package which indicates the approximate location of all exterior building signage (retail and self-storage). Proposed signage shall be compatible with the building's architecture and exterior finishes. The conceptual sign package shall be submitted to and approved by the Current Planning Project*

*Manager prior to building permit approval.*

**Loading Docks:** RMC 4-4-080 provide standards for loading docks and for the CA zone, they are not allowed on the side of a lot adjacent or abutting a residential zone.

*Staff Comment: The proposal includes one loading dock on west elevation around the middle of the building facing the stormwater detention pond. The site plan provides for a minimum of forty five feet (45') of clear maneuvering area in front of each loading door. The single loading dock is sufficient in size and location to support the proposed self-storage use.*

**Refuse and Recyclables:** RMC 4-4-090 provides specific standards for refuse and recyclable deposit areas for both retail and self-storage uses. Outdoor refuse and recyclables deposit areas and collection points shall not be located in any required setback or landscape areas and may be allocated to a centralized area. Collection points shall be located in a manner so that hauling trucks do not obstruct pedestrian or vehicle traffic onsite, or project into any public right-of-way.

*Staff Comment: Each use has a different refuse and recyclables requirement, the table below is based on standards required in RMC 4-4-090:*

<b>Use</b>	<b>Recyclables Deposit Areas (Minimum)</b>	<b>Subtotal (SF)</b>	<b>Refuse Deposit Areas (Minimum)</b>	<b>Subtotal (SF)</b>	<b>Total Area Required (SF)</b>
<i>Retail 2,123 SF</i>	<i>5 sf per 1,000 gross sf</i>	<i>10.62</i>	<i>10 sf per 1,000 gross sf</i>	<i>21.23</i>	<i>31.85</i>
<i>Self-Storage; 64,644 GSF</i>	<i>3 sf per 1,000 gross sf</i>	<i>193.93</i>	<i>6 sf per 1,000 gross sf</i>	<i>387.86</i>	<i>581.79</i>
					<b>613.64</b>

*The applicant is proposing a modification from the required 613.64 square feet of refuse and recyclable deposit area, as required by RMC, and is instead intending on providing a smaller enclosure of approximately 100 square feet. See Modification Criteria under Findings of Fact #21 for more information.*

**Critical Areas:** *There is one Category 3 wetland (Wetland A) and one drainage channel (Maplewood Creek) located on the subject property. Wetland A is Palustrine, Forested, Scrub Scrub, Seasonally Flooded (PFOC/PSSC) depressional wetland located near the south property boundary and extends further off-site to the south (Exhibit 10). The wetland hydrology primarily comes from off-site water sources, seasonal high water table, surface water runoff and precipitation. The off-site wetland is located south of the subject property. Category 3 wetlands require a standard 25-foot wide buffer (RMC 4-3-050M.6.c.i) and the perimeter shall be fenced and signed appropriately. The buffer is heavily disturbed and fragmented due to proximity to roads and residential developments. The fragmented wetland buffer indicates that the wetland provides moderate habitat functions including small mammal forage and cover, bird foraging and nesting, and amphibian breeding sites. The project does not propose any filling of Wetland A, the drainage channel or associated buffers.*

*The site also contains one Class 4 stream that enters the property from the northeastern corner through the culvert under NE 4th St and flows south along the eastern property boundary, discharging water in the onsite wetland. It then enters a stormwater detention pond through a culvert and continues off-site as a drainage channel and ultimately drains into the Green River. Class 4 waters are non-fish bearing intermittent waters during normal rainfall years that require a standard 35-foot wide buffer per RMC 4-3-050L.5.a.i.c. The onsite segment of the drainage channel is approximately 224 feet long and 10 feet wide along the eastern property boundary and the buffer is relatively undisturbed forested/shrub area.*

*No direct or indirect impacts are proposed to be placed in or removed from Wetland A, the drainage channel, or associated buffers. No wetland fill or buffer impacts are proposed with this development. Construction activities will be consistent with the use of best management practices and the implementation of temporary erosion and sediment control measures. A Wetland Delineation and Fish and Wildlife Habitat Assessment Report, prepared by Soundview Consultants LLC (dated September 4, 2014; Exhibit 15) was submitted with the project application materials.*

*In order to reduce potential disturbances anticipated with the landscape maintenance required for the proposed rain gardens near the Category 3 wetland and the Class 4 stream, staff recommends the project to include a wood, split-rail fence along the west side of the stream and wetland buffers with the appropriate level of stream and wetland protection signage. A final landscaping plan shall be submitted to and approved by the Current Planning Project Manager prior to construction.*

**Mixed Use Development:** The zoning use table, RMC 4-2-060, requires self-service storage in the CA zone when part of a mixed use development. It also requires a Hearing Examiner conditional use permit.

Staff Comment: *The application is consistent with several community design policies of the Comprehensive Plan. Circulation within the project site is pedestrian-oriented, main access is from a principal arterial, prominent architectural features exist along NE 4th St, height is limited to 3-stories to achieve a gradual transition to neighboring residences to the east, and landscaping buffers are used to reduce noise, lighting overflow and visual impacts of the development (Exhibits 2, 6 & 7). The project is infill development and an expansion of an existing self-storage facility in an existing commercial corridor along a principal arterial road in the Renton Highlands area. The proposal provides the required mixed use component by providing 2,123 square feet of retail space along the arterial frontage.*

*The applicant contends that there is no existing overconcentration of storage uses in the area, and the project will have no potential detrimental impacts on adjacent developments or surrounding neighborhoods.*

**c. DESIGN REGULATION COMPLIANCE AND CONSISTENCY:** The site is located within Design District 'D'. Design regulations aim to ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity throughout the district. As demonstrated in the table below, the proposal meets the intent of the Design Regulations on the basis of individual merit if all conditions of approval are met.

Staff Comment: *As demonstrated in the tables below, the proposal meets the intent of the Design Regulations on the basis of individual merit if all conditions of approval are met. Each standard is evaluated and shown with a check mark if compliant with the standard, "N/A" for not applicable to the proposal, and "Not compliant" where the standard is not met. Staff comments are provided following explanation of the standard being evaluated.*

**i. SITE DESIGN AND BUILDING LOCATION:**

**Intent:** *To ensure that buildings are located in relation to streets and other buildings so that the Vision of the City of Renton can be realized for a high-density urban environment; so that businesses enjoy visibility from public rights-of-way; and to encourage pedestrian activity.*

**1. Building Location and Orientation:**

**Intent:** *To ensure visibility of businesses and to establish active, lively uses along sidewalks and pedestrian pathways. To organize buildings for pedestrian use and so that natural light is available to other structures and open space. To ensure an appropriate transition between buildings, parking areas,*

and other land uses; and increase privacy for residential uses.

**Guidelines:** Developments shall enhance the mutual relationship of buildings with each other, as well as with the roads, open space, and pedestrian amenities while working to create a pedestrian oriented environment. Lots shall be configured to encourage variety and so that natural light is available to buildings and open space. The privacy of individuals in residential uses shall be provided for.

**Standard:** The availability of natural light (both direct and reflected) and direct sun exposure to nearby buildings and open space (except parking areas) shall be considered when siting structures.

✓

**Staff Comment:** The applicant is proposing to disturb approximately 1.3 of the 1.86-acres of the site during construction. Approximately 48% of the site is proposed to be covered with impervious surfaces following construction. The proposed mixed use structure covers approximately 33.5% of Parcel A or 27.7% of both parcels when combined. The structure is located more towards the western half of Parcel A, due to a Category 3 wetland and a Class 4 stream on the east half of Parcel A.

The building and access roads have been considered when siting the structures. The building is located roughly 15 feet from the sidewalk and pedestrian realm on NE 14<sup>th</sup> St to ensure the visibility of the retail businesses from the street. The building would create active pedestrian connection between Duvall Ave NE and Field Pl NE. The building is situated to provide natural light around the site and to nearby structures. The building is 85'-3 7/8" away from the R-10 parcel to the east; 37'-3 3/4" away from the CA parcel to the west and 29'-4 3/8" away from the CA parcel to the south. There is sufficient area around the structure to allow natural light and direct sun exposure to nearby buildings and open spaces.

✓

**Standard:** Buildings shall be oriented to the street with clear connections to the sidewalk.

**Staff Comment:** The subject site is located along NE 4th St, a principal arterial with developed sidewalks on the north portion of the street and limited sidewalks on the south side of the street in this area. The proposed orientation of the mixed-use, multi-story structure faces NE 4th St with three separate entries facing the street and sidewalk area (Exhibit 2). The building is located within the allowed front yard setback range with clear and direct connections from the first story retail store front to the public sidewalk. The north ends of the west and east elevation are wrapped in materials consistent with the north elevation to further accentuate the orientation of the building to NE 4th St.

Staff finds the building is clearly oriented to the street. Staff also finds that there are clear connections to the public realm from the building's primary entries.

N/A

**Standard:** Buildings with residential uses located at the street level shall be set back from the sidewalk a minimum of ten feet (10') and feature substantial landscaping between the sidewalk and the building or have the ground floor residential uses raised above street level for residents privacy.

## **2. Building Entries:**

**Intent:** To make building entrances convenient to locate and easy to access, and ensure that building entries further the pedestrian nature of the fronting sidewalk and the urban character of the district.

**Guidelines:** Primary entries shall face the street, serve as a focal point, and allow space for social interaction. All entries shall include features that make them easily identifiable while reflecting the architectural character of the building. The primary entry shall be the most visually prominent entry. Pedestrian access to the building from the sidewalk, parking lots, and/or other areas shall be provided and shall enhance the overall quality of the pedestrian experience on the site.

✓	<p><b>Standard:</b> A primary entrance of each building shall be located on the façade facing a street, shall be prominent, visible from the street, connected by a walkway to the public sidewalk, and include human-scale elements.</p> <p><b>Staff Comment:</b> There are six ground floor customer entry doors into the building. Three entries are located along the north facing front façade of the building facing NE 4th St. All three entrances are covered by the projection of the aluminum storefront above the first story, a metal canopy that extends towards the sidewalk from the face of the building, and a metal portico in front of the store front (<i>Exhibit 7</i>). The canopy, metal portico, and cantilevered created by the upper floors create human-scale elements along the street frontage. The design from the front also creates a recessed look with weather protection. The balance of the customer entry doors can be found throughout the west elevation, serving the parking lot and are generally used to serve returning customers of the self-storage units.</p> <p>The primary entrances from the street are made more prominent through façade treatments, where the aluminum storefront portions of the building wrap around the northeast and northwest corners. The storefront design allows for transparency into the lobby and retail areas of the ground floor and portions of the second and third floors making it distinctive and prominent to passersby and visitors. The corner area is oriented to be visible to vehicles passing by, visitors to the site accessing the subject site from NE 4th St, and for pedestrian traffic from the public sidewalk.</p>
✓	<p><b>Standard:</b> A primary entrance of each building shall be made visibly prominent by incorporating architectural features such as a façade overhang, trellis, large entry doors, and/or ornamental lighting.</p> <p><b>Staff Comment:</b> As described above, the primary entrance faces NE 4th St. The entry area is made prominent through architectural features through the upper floors being cantilevered over the entrances, a portico and or a canopy. Modulating the façade to have the ground floor entry appear setback from the second and third story aluminum store front features makes the north elevation visibly prominent from the street.</p> <p>Furthermore, there are concrete stairs, ramps and sidewalks used to direct pedestrian traffic to the primary entrances of the building. It is unclear if ornamental lighting will be used to make the primary entrance of the building visibly prominent. Staff recommends a lighting plan be submitted to and approved by the Current Planning Project Manager prior to construction.</p>
✓	<p><b>Standard:</b> Building entries from a street shall be clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection at least four and one-half feet (4-1/2') wide. Buildings that are taller than thirty feet (30') in height shall also ensure that the weather protection is proportional to the distance above ground level.</p> <p><b>Staff Comment:</b> The building entries from the street are clearly marked with canopies, architectural elements, ornamental lighting, or landscaping and include weather protection, as identified on the Architectural Elevations (<i>Exhibit 7</i>). Elements include a canopy (over 4-1/2' wide) above the entrance located furthest west along the north elevation, an aluminum storefront overhang above each entrance, and a portico connecting the second and third entrances. Overhead weather protection comes from unique building and architectural features at different heights creating protection that is proportional to the distance above the ground level. The canopy is approximately 11 feet above the entrance and the upper-story cantilever ranges from 10 feet to 20 feet above the ground level.</p>

✓	<p><b>Standard:</b> Building entries from a parking lot shall be subordinate to those related to the street.</p> <p><b>Staff Comment:</b> There are three building entries from the parking lot, on the west elevation, that are subordinate to those provided from the public street (<i>Exhibit 2</i>). These entrances are not visible from the public street, and are designed to blend in with the walls. These entrances are generally intended to be used to serve returning customers of the self-storage units, and do not have the same architectural entry features used on the front façade.</p>
✓	<p><b>Standard:</b> Features such as entries, lobbies, and display windows shall be oriented to a street or pedestrian-oriented space; otherwise, screening or decorative features should be incorporated.</p> <p><b>Staff Comment:</b> As analyzed previously, the street facing façade is the building's front. There are two entries for retail and one entry from the front of the lobby.</p>
N/A	<p><b>Standard:</b> Multiple buildings on the same site shall direct views to building entries by providing a continuous network of pedestrian paths and open spaces that incorporate landscaping.</p> <p><b>Staff Comment:</b> There is only one building proposed on the site.</p>
N/A	<p><b>Standard:</b> Ground floor residential units that are directly accessible from the street shall include entries from front yards to provide transition space from the street or entries from an open space such as a courtyard or garden that is accessible from the street.</p> <p><b>Staff Comment:</b> There are no residential units.</p>
<p><b>3. Transition to Surrounding Development:</b>  <b>Intent:</b> To shape redevelopment projects so that the character and value of Renton's long-established, existing neighborhoods are preserved.  <b>Guidelines:</b> Careful siting and design treatment shall be used to achieve a compatible transition where new buildings differ from surrounding development in terms of building height, bulk and scale.</p>	
✓	<p><b>Standard:</b> At least one of the following design elements shall be considered to promote a transition to surrounding uses:</p> <ul style="list-style-type: none"> <li>(a) Building proportions, including step-backs on upper levels;</li> <li>(b) Building articulation to divide a larger architectural element into smaller increments;</li> <li>or</li> <li>(c) Roof lines, roof pitches, and roof shapes designed to reduce apparent bulk and transition with existing development.</li> </ul> <p>Additionally, the Administrator of the Department of Community and Economic Development or designee may require increased setbacks at the side or rear of a building in order to reduce the bulk and scale of larger buildings and/or so that sunlight reaches adjacent and/or abutting yards.</p> <p><b>Staff Comment:</b> A variety of architectural design treatments are applied to the building to achieve a compatible transition to surrounding buildings. Increased setbacks on the south, east and west elevations reduce the bulk and scale of the project allowing sunlight to reach the adjacent and abutting yards. The proposed three-story building has a relatively low profile from the street, using wrapped parapet walls at the roof level along the north part of the building and below maximum building height. Additional building articulation is used throughout the west, south, and east elevations to divide the building into smaller increments. Coloration of the building includes elements of brown; the different materials utilized include metal trimming, split face concrete masonry, flush metal wall panels,</p>

	<p>horizontal metal siding, aluminum store front, and a pitched standing seam metal roof.</p> <p>Without the façade treatments, modulation, and articulations, the building would appear more massive and bulky, especially in relationship to nearby single family homes.</p>
<p><b>4. Service Element Location and Design:</b></p> <p><b>Intent:</b> To reduce the potential negative impacts of service elements (i.e., waste receptacles, loading docks) by locating service and loading areas away from high-volume pedestrian areas, and screening them from view in high visibility areas.</p> <p><b>Guidelines:</b> Service elements shall be concentrated and located so that impacts to pedestrians and other abutting uses are minimized. The impacts of service elements shall be mitigated with landscaping and an enclosure with fencing that is made of quality materials.</p>	
✓	<p><b>Standard:</b> Service elements shall be located and designed to minimize the impacts on the pedestrian environment and adjacent uses. Service elements shall be concentrated and located where they are accessible to service vehicles and convenient for tenant use.</p> <p><u>Staff Comment:</u> A trash enclosure, approximately 100 square feet, will house standard rollout garbage bins, and will be located in a recess on the east side of the building along the fire lane for easy access by service trucks and to avoid conflicts with pedestrian-oriented areas.</p> <p>A single loading dock is proposed along the west elevation. The location is east of the detention pond; the access and circulation are provided to code, and are convenient for tenant use.</p>
✓	<p><b>Standard:</b> In addition to standard enclosure requirements, garbage, recycling collection, and utility areas shall be enclosed on all sides, including the roof and screened around their perimeter by a wall or fence and have self-closing doors.</p> <p><u>Staff Comment:</u> The refuse and recyclable deposit area will have a concrete pad with code-compliant enclosure materials and openings, within a recess on the east side of the building roughly 70 feet south of NE 4th St along the fire access road (<i>Exhibit 2</i>).</p> <p>The area is properly protected from weather and accessible without blocking parking areas. Screening is identified as split face concrete masonry walls on three sides of the collection area and a roll-up door on the west elevation (<i>Exhibit 7</i>).</p>
✓	<p><b>Standard:</b> Service enclosures shall be made of masonry, ornamental metal or wood, or some combination of the three (3).</p> <p><u>Staff Comment:</u> The applicant states that the enclosure for the refuse and recycling area would be made of split face concrete masonry units on three sides with a rolled-up door to the exterior.</p>
N/A	<p><b>Standard:</b> If the service area is adjacent to a street, pathway, or pedestrian-oriented space, a landscaped planting strip, minimum 3 feet wide, shall be located on 3 sides of such facility.</p> <p><u>Staff Comment:</u> The service area for refuse and recycling is not located near a street or pathway or pedestrian-oriented space.</p>
<p><b>5. Gateways:</b></p> <p>Not Applicable</p>	

**ii. PARKING AND VEHICULAR ACCESS:**

**Intent:** To provide safe, convenient access to the Urban Center and the Center Village; incorporate various modes of transportation, including public mass transit, in order to reduce traffic volumes and other impacts from vehicles; ensure sufficient parking is provided, while encouraging creativity in reducing the impacts of parking areas; allow an active pedestrian environment by maintaining contiguous street frontages, without parking lot siting along sidewalks and building facades; minimize the visual impact of parking lots; and use access streets and parking to maintain an urban edge to the district.

**1. Surface Parking:**

**Intent:** To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings.

**Guidelines:** Surface parking shall be located and designed so as to reduce the visual impact of the parking area and associated vehicles. Large areas of surface parking shall also be designed to accommodate future infill development.

✓	<p><b>Standard:</b> Parking shall be located so that no surface parking is located between a building and the front property line, or the building and side property line, on the street side of a corner lot.</p> <p><b>Staff Comment:</b> There is no proposed parking area between the street and the building.</p>
Compliant if condition of approval is met	<p><b>Standard:</b> Parking shall be located so that it is screened from surrounding streets by buildings, landscaping, and/or gateway features as dictated by location.</p> <p><b>Staff Comment:</b> The vehicle entrance is screened with landscaping on either side of the entrance, along the west elevation and along the east portion of the pond. The parking stalls fronting the west elevation are screened by the extension of the lobby. In order to screen the parking stalls from NE 4th St, staff is recommending the creation of additional interior parking lot landscaping with no more than 50 feet between parking stalls along the west building elevation. A final detailed landscaping plan shall be submitted to and approved by the Current Planning Project Manager prior to construction.</p>

**2. Structured Parking Garages:**

**Intent:** To promote more efficient use of land needed for vehicle parking; encourage the use of structured parking; physically and visually integrate parking garages with other uses; and reduce the overall impact of parking garages.

**Guidelines:** Parking garages shall not dominate the streetscape; they shall be designed to be complementary with adjacent and abutting buildings. They shall be sited to complement, not subordinate, pedestrian entries. Similar forms, materials, and/or details to the primary building(s) should be used to enhance garages.

N/A	<p><b>Standard:</b> Parking structures shall provide space for ground floor commercial uses along street frontages at a minimum of seventy five percent (75%) of the building frontage width.</p>
N/A	<p><b>Standard:</b> The entire facade must feature a pedestrian-oriented facade. The Administrator of the Department of Community and Economic Development may approve parking structures that do not feature a pedestrian orientation in limited circumstances. If allowed, the structure shall be set back at least six feet (6') from the sidewalk and feature substantial landscaping. This landscaping shall include a combination of evergreen and deciduous trees, shrubs, and ground cover. This setback shall be increased to ten feet (10') when abutting a primary arterial and/or minor arterial.</p>
N/A	<p><b>Standard:</b> Public facing facades shall be articulated by arches, lintels, masonry trim, or other architectural elements and/or materials.</p>
N/A	<p><b>Standard:</b> The entry to the parking garage shall be located away from the primary street, to either the side or rear of the building.</p>



N/A	<b>Standard:</b> Parking garages at grade shall include screening or be enclosed from view with treatment such as walls, decorative grilles, trellis with landscaping, or a combination of treatments.
N/A	<b>Standard:</b> The Administrator of the Department of Community and Economic Development or designee may allow a reduced setback where the applicant can successfully demonstrate that the landscaped area and/or other design treatment meets the intent of these standards and guidelines. Possible treatments to reduce the setback include landscaping components plus one or more of the following integrated with the architectural design of the building: <ul style="list-style-type: none"> <li>(a) Ornamental grillwork (other than vertical bars);</li> <li>(b) Decorative artwork;</li> <li>(c) Display windows;</li> <li>(d) Brick, tile, or stone;</li> <li>(e) Pre-cast decorative panels;</li> <li>(f) Vine-covered trellis;</li> <li>(g) Raised landscaping beds with decorative materials; or</li> <li>(h) Other treatments that meet the intent of this standard.</li> </ul>
<b>3. Vehicular Access:</b> <b>Intent:</b> To maintain a contiguous and uninterrupted sidewalk by minimizing, consolidating, and/or eliminating vehicular access off streets. <b>Guidelines:</b> Vehicular access to parking garages and parking lots shall not impede or interrupt pedestrian mobility. The impacts of curb cuts to pedestrian access on sidewalks shall be minimized.	
✓	<b>Standard:</b> Access to parking lots and garages shall be from alleys, when available. If not available, access shall occur at side streets. <b>Staff Comment:</b> The site has a single access point from the Principal Arterial street near the western property line of Parcel A. From NE 4th St, a 24-foot wide drive aisle will serve the parking lot. This will be the only parking access point.
✓	<b>Standard:</b> The number of driveways and curb cuts shall be minimized, so that pedestrian circulation along the sidewalk is minimally impeded. <b>Staff Comment:</b> There will only be two curb cuts to serve the site; one on the west side of the building for customer parking, and a second on the east side of the building for fire and emergency vehicles. These will be the only cuts interrupting pedestrian flow fronting the development.
<b>iii. PEDESTRIAN ENVIRONMENT:</b> <b>Intent:</b> To enhance the urban character of development in the Urban Center and the Center Village by creating pedestrian networks and by providing strong links from streets and drives to building entrances; make the pedestrian environment safer and more convenient, comfortable, and pleasant to walk between businesses, on sidewalks, to and from access points, and through parking lots; and promote the use of multi-modal and public transportation systems in order to reduce other vehicular traffic.	
<b>1. Pedestrian Circulation:</b> <b>Intent:</b> To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment. <b>Guidelines:</b> The pedestrian environment shall be given priority and importance in the design of projects. Sidewalks and/or pathways shall be provided and shall provide safe access to buildings from parking areas. Providing pedestrian connections to abutting properties is an important aspect of connectivity and encourages pedestrian activity and shall be considered. Pathways shall be easily identifiable to pedestrians and drivers.	
✓	<b>Standard:</b> A pedestrian circulation system of pathways that are clearly delineated and connect buildings, open space, and parking areas with the sidewalk system and abutting properties shall be provided.

	<p>(a) Pathways shall be located so that there are clear sight lines, to increase safety.</p> <p>(b) Pathways shall be an all-weather or permeable walking surface, unless the applicant can demonstrate that the proposed surface is appropriate for the anticipated number of users and complementary to the design of the development.</p> <p><u>Staff Comment:</u> No pedestrian pathways are proposed along the east or south elevations of the building. Rain gardens are used along these elevations for surface water BMPs. With the building located near the public sidewalk, there are clear connections between the public pedestrian realm at the front of the building near NE 4th St., and the surface parking area along the west elevation and the front of the building near NE 4th St.</p>
N/A	<p><b>Standard:</b> Pathways within parking areas shall be provided and differentiated by material or texture (i.e., raised walkway, stamped concrete, or pavers) from abutting paving materials. Permeable materials are encouraged. The pathways shall be perpendicular to the applicable building facade and no greater than one hundred fifty feet (150') apart.</p> <p><u>Staff Comment:</u> No pathways within the surface parking area are proposed.</p>
✓	<p><b>Standard:</b> Sidewalks and pathways along the facades of buildings shall be of sufficient width to accommodate anticipated numbers of users. Specifically:</p> <p>(a) Sidewalks and pathways along the facades of mixed use and retail buildings 100 or more feet in width (measured along the facade) shall provide sidewalks at least 12 feet in width. The walkway shall include an 8 foot minimum unobstructed walking surface.</p> <p>(b) Interior pathways shall be provided and shall vary in width to establish a hierarchy. The widths shall be based on the intended number of users; to be no smaller than five feet (5') and no greater than twelve feet (12').</p> <p>(c) For all other interior pathways, the proposed walkway shall be of sufficient width to accommodate the anticipated number of users.</p> <p><u>Staff Comment:</u> A 5-foot wide landscaped planter and a 5-foot wide sidewalk will be provided on the south side of the NE 4th St. This would meet the minimum requirement for NE 4th St frontage improvements. From the private property side of the sidewalk, additional walking area is proposed as identified on the Site Plan (<i>Exhibit 2</i>).</p>
N/A	<p><b>Standard:</b> Mid-block connections between buildings shall be provided.</p>
<p><b>2. Pedestrian Amenities:</b></p> <p><b>Intent:</b> To create attractive spaces that unify the building and street environments and are inviting and comfortable for pedestrians; and provide publicly accessible areas that function for a variety of activities, at all times of the year, and under typical seasonal weather conditions.</p> <p><b>Guidelines:</b> The pedestrian environment shall be given priority and importance in the design of projects. Amenities that encourage pedestrian use and enhance the pedestrian experience shall be included.</p>	
Compliant if condition of approval is met	<p><b>Standard:</b> Architectural elements that incorporate plants, particularly at building entrances, in publicly accessible spaces and at facades along streets, shall be provided.</p> <p><u>Staff Comment:</u> The applicant is proposing landscaping between the sidewalk and the north-facing façade. In order to fulfill architectural elements that incorporate plants at the building entrances, staff is recommending additional screening shrubs and landscaping in place of the lawn in front of the building, so the plant landscaping will span from the building to NE 4th St. In addition, staff is recommending placing planter boxes (or large planter pots) along the west elevation of the building to the secondary entrance of the lobby from the parking lot. A final detailed landscaping plan shall be submitted to and approved by the Current Planning Project Manager prior to construction.</p>

Compliant if Conditions of Approval are Met	<p><b>Standard:</b> Amenities such as outdoor group seating, benches, transit shelters, fountains, and public art shall be provided.</p> <p>(a) Site furniture shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.</p> <p>(b) Site furniture and amenities shall not impede or block pedestrian access to public spaces or building entrances.</p> <p><u>Staff Comment:</u> Non-landscaping related site amenities are limited. To improve the proposed site amenities along the front building façade, staff recommends adding seats or benches for pedestrians to sit. The seats shall be of durable, vandal- resistant and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time and that do not impede or block pedestrian access to public spaces or building entrances. Therefore, staff recommends, as a condition of approval, seats or benches be located along the front façade of the building in the pedestrian-oriented space. The seat materials, location, and detail are to be provided for review to the Current Planning Project Manager for approval prior to construction permit issuance.</p>
✓	<p><b>Standard:</b> Pedestrian overhead weather protection in the form of awnings, marquees, canopies, or building overhangs shall be provided. These elements shall be a minimum of 4.5 feet wide along at least 75% of the length of the building facade facing the street, a maximum height of 15 feet above the ground elevation, and no lower than 8 feet above ground level.</p> <p><u>Staff Comment:</u> The metal portico will run along 75% of the north façade, with overhead weather protection at approximately 11 feet above the sidewalk. The other additional pedestrian weather-protection elements are described above in subsection Building Entries.</p>
<p><b>iv. RECREATION AREAS AND COMMON OPEN SPACE:</b></p> <p><b>Intent:</b> To ensure that areas for both passive and active recreation are available to residents, workers, and visitors and that these areas are of sufficient size for the intended activity and in convenient locations. To create usable and inviting open space that is accessible to the public; and to promote pedestrian activity on streets particularly at street corners.</p> <p><b>Guidelines:</b> Developments located at street intersections should provide pedestrian-oriented space at the street corner to emphasize pedestrian activity (illustration below). Recreation and common open space areas are integral aspects of quality development that encourage pedestrians and users. These areas shall be provided in an amount that is adequate to be functional and usable; they shall also be landscaped and located so that they are appealing to users and pedestrians</p>	
N/A	<p><b>Standard:</b> All mixed use residential and attached housing developments of ten (10) or more dwelling units shall provide common opens space and/or recreation areas.</p>
N/A	<p><b>Standard:</b> Amount of common space or recreation area to be provided: at minimum fifty (50) square feet per unit.</p>
N/A	<p><b>Standard:</b> The location, layout, and proposed type of common space or recreation area shall be subject to approval by the Administrator of the Department of Community and Economic Development or designee.</p>
N/A	<p><b>Standard:</b> At least one of the following shall be provided in each open space and/or recreation area (the Administrator of the Department of Community and Economic Development or designee may require more than one of the following elements for developments having more than one hundred (100) units):</p> <p>(a) Courtyards, plazas, or multi-purpose open spaces;</p>

	<p>(b) Upper level common decks, patios, terraces, or roof gardens/pea-patches. Such spaces above the street level must feature views or amenities that are unique to the site and are provided as an asset to the development;</p> <p>(c) Pedestrian corridors dedicated to passive recreation and separate from the public street system;</p> <p>(d) Recreation facilities including, but not limited to, tennis/sports courts, swimming pools, exercise areas, game rooms, or other similar facilities; or</p> <p>(e) Children's play spaces that are centrally located near a majority of dwelling units and visible from surrounding units. They shall also be located away from hazardous areas such as garbage dumpsters, drainage facilities, and parking areas.</p>
Compliant if condition of approval is met	<p><b>Standard:</b> All buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses (excludes parking garage floorplate areas) shall provide pedestrian-oriented space.</p> <p>The pedestrian-oriented space shall be provided according to the following formula: 1% of the site area + 1% of the gross building area, at minimum.</p> <p><b>Staff Comment:</b> The applicant is proposing a three-story building totaling 66,767 square feet on a 65,991 square foot parcel. Based on the formula identified, the applicant must provide 1,328 square feet of pedestrian-oriented space near NE 4th St. Specific off-site pedestrian-oriented space was initially described above in subsection Pedestrian Circulation.</p> <p>It is unclear if the applicant has provided 1,328 square feet of pedestrian-oriented space on the site. Staff is recommending a final detailed landscaping plan and site plan, detailing the 1,328 square feet of pedestrian-oriented space, be submitted to and approved by the Current Planning Project Manager prior to building permit issuance.</p>
Compliant if condition of approval is met	<p><b>Standard:</b> The pedestrian-oriented space for buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses shall include all of the following:</p> <p>(a) Visual and pedestrian access (including barrier-free access) to the abutting structures from the public right-of-way or a non-vehicular courtyard; and</p> <p>(b) Paved walking surfaces of either concrete or approved unit paving; and</p> <p>(c) On-site or building-mounted lighting providing at least four (4) foot-candles (average) on the ground; and</p> <p>(d) At least three (3) lineal feet of seating area (bench, ledge, etc.) or one individual seat per sixty (60) square feet of plaza area or open space.</p> <p><b>Staff Comment:</b> As described in the subsection above, staff is recommending a final detailed landscaping plan and site plan, detailing the 1,328 square feet of pedestrian-oriented space, be submitted to and approved by the Current Planning Project Manager prior to building permit issuance. The minimum requirements used to satisfy pedestrian-oriented space are described by staff above in subsection Pedestrian Amenities.</p>
Compliant if condition of approval is met	<p><b>Standard:</b> The following areas shall not count as pedestrian-oriented space for buildings and developments with over thirty thousand (30,000) square feet of nonresidential uses:</p> <p>(a) The minimum required walkway. However, where walkways are widened or enhanced beyond minimum requirements, the area may count as pedestrian-oriented space if the Administrator of the Department of Community and Economic Development or designee determines such space meets the definition of pedestrian-oriented space.</p> <p>(b) Areas that abut landscaped parking lots, chain link fences, blank walls, and/or dumpsters or service areas.</p>

	<u>Staff Comment:</u> The minimum requirements used to satisfy pedestrian-oriented space are described by staff above in subsection Pedestrian Amenities.
<b>N/A</b>	<b>Standard:</b> Outdoor storage (shopping carts, potting soil bags, firewood, etc.) is prohibited within pedestrian-oriented space.
<b>v. BUILDING ARCHITECTURAL DESIGN:</b>	
<b>Intent:</b> To encourage building design that is unique and urban in character, comfortable on a human scale, and uses appropriate building materials that are suitable for the Pacific Northwest climate. To discourage franchise retail architecture.	
<b>1. Building Character and Massing:</b>	
<b>Intent:</b> To ensure that buildings are not bland and visually appear to be at a human scale; and ensure that all sides of a building, that can be seen by the public, are visually interesting.	
<b>Guidelines:</b> Building facades shall be modulated and/or articulated to reduce the apparent size of buildings, break up long blank walls, add visual interest, and enhance the character of the neighborhood. Articulation, modulation, and their intervals should create a sense of scale important to residential buildings.	
✓	<p><b>Standard:</b> All building facades shall include modulation or articulation at intervals of no more than 40 feet.</p> <p><u>Staff Comment:</u> In review of the buildings elevations (<i>Exhibit 7</i>), all sides of the 3-story building are modulated and have articulated elements. The building is roughly 107'-6" in width by 242'-6" in length; vertical and horizontal modulation elements include material, color, and textural variety, using glass, metal siding and CMU to break up large planes into smaller portions. A metal portico and cantilever display windows use light and shadow by contrasting projections, while variations of roof types, from flat to pitch, break up the massing of the building and creates visual interest. Modulations also include a recessed loading dock and step backs to the building elevation to reinforce the pedestrian scale of the development.</p>
✓	<p><b>Standard:</b> Modulations shall be a minimum of two feet (2') deep, sixteen feet (16') in height, and eight feet (8') in width.</p> <p><u>Staff Comment:</u> The modulations proposed by the applicant vary from 34'-3" along the south elevation, to 17'-6" along the west elevation, to 4' along the east elevation, and an upper-story cantilever on the north elevation at different intervals (width and height).</p>
✓	<p><b>Standard:</b> Buildings greater than one hundred sixty feet (160') in length shall provide a variety of modulations and articulations to reduce the apparent bulk and scale of the facade; or provide an additional special feature such as a clock tower, courtyard, fountain, or public gathering area.</p> <p><u>Staff Comment:</u> The modulations and articulations identified above contribute to reducing the apparent bulk and scale of the façade through articulated roofline, changes in material and color, and horizontal trim between stories.</p>
<b>2. Ground-Level Details:</b>	
<b>Intent:</b> To ensure that buildings are visually interesting and reinforce the intended human-scale character of the pedestrian environment; and ensure that all sides of a building within near or distant public view have visual interest.	
<b>Guidelines:</b> The use of material variations such as colors, brick, shingles, stucco, and horizontal wood siding is encouraged. The primary building entrance should be made visibly prominent by incorporating architectural features such as a facade overhang, trellis, large entry doors, and/or ornamental lighting. Detail features should also be used, to include things such as decorative entry paving, street furniture	

<i>(benches, etc.), and/or public art.</i>	
✓	<p><b>Standard:</b> Human-scaled elements such as a lighting fixture, trellis, or other landscape feature shall be provided along the facade's ground floor.</p> <p><b>Staff Comment:</b> The ground floor façade has entries on two sides, along the public street-facing side at the north end of the property and along the west façade facing the parking lot. Human-scaled elements on the north façade on the ground floor include variations in colors, materials, portico, canopy and cantilever over the entrances. Both façades have human-scaled elements as described above in subsection Building Entries. Staff is recommending additional human-scaled elements, such as planter boxes (or large planter pots) near the entry, benches, pedestrian-oriented space, and a lighting plan as previously identified in the subsections above.</p>
✓	<p><b>Standard:</b> Any façade visible to the public shall be comprised of at least 50% transparent windows and/or doors for at least the portion of the ground floor façade that is between four feet (4') and eight feet (8') above ground (as measured on the true elevation).</p> <p><b>Staff Comment:</b> The north facing façade towards NE 4th St is visible to the public. Although the standards only require transparency on the ground floor, portions of the second and third floors also provide transparency. Along the ground floor horizontal plane of 107'-6", approximately 86 feet or 80% of the façade between ground level and the second floor is transparent. The minimum requirement is 50%, so 80% is greater than required. The façade is primarily glass aluminum storefront with glass double doors for the three entries.</p>
Compliant if conditions of approval are met	<p><b>Standard:</b> Upper portions of building façades shall have clear windows with visibility into and out of the building. However, screening may be applied to provide shade and energy efficiency. The minimum amount of light transmittance for windows shall be 50%.</p> <p><b>Staff Comment:</b> The north, east and west façades each have clear windows with visibility into and out of the building. The south façade faces the existing self-storage buildings, a wetland and several rain gardens. No glazing or windows are proposed throughout most of the self-storage portions of the building. The floor plan includes storage units along the perimeters of the walls that would prohibit windows to the exterior (<i>Exhibit 8</i>).</p> <p>In order to provide more visibility into and out of the building, staff is recommending that the applicant provide windows within the staircases on the west and east facing façades. These windows will assist in breaking up the building massing and increase light transmittance into and out of the building. Revised elevations showing added windows shall be submitted to the Current Planning Project Manager, and approved, prior to building permit issuance.</p>
✓	<p><b>Standard:</b> Display windows shall be designed for frequent change of merchandise, rather than permanent displays.</p> <p><b>Staff Comment:</b> The retail space along the front façade is anticipated to have display areas viewable from the pedestrian realm given the façade treatment with floor to ceiling glazing.</p>
✓	<p><b>Standard:</b> Where windows or storefronts occur, they must principally contain clear glazing.</p> <p><b>Staff Comment:</b> As described in the previous subsections, the front facing façade has a significant amount of glazing. There is approximately 80% of floor to ceiling glazing facing towards pedestrian realm. Additional storefront material is wrapped around the front of the building for additional opportunities for glazing (<i>Exhibit 7</i>).</p>
✓	<p><b>Standard:</b> Tinted and dark glass, highly reflective (mirror-type) glass and film are prohibited.</p>

	<p><u>Staff Comment:</u> The applicant has not indicated tinted or dark glass, highly reflective, or films to be used on the aluminum glass storefront façades. Further, the applicant states that clear glazing would be installed in storefront windows. Transparency is a key design element on the front of the building.</p>
✓	<p><b>Standard:</b> <i>Untreated blank walls visible from public streets, sidewalks, or interior pedestrian pathways are prohibited. A wall (including building façades and retaining walls) is considered a blank wall if:</i></p> <ul style="list-style-type: none"> <li>(a) <i>It is a ground floor wall or portion of a ground floor wall over 6 feet in height, has a horizontal length greater than 15 feet), and does not include a window, door, building modulation or other architectural detailing; or</i></li> <li>(b) <i>Any portion of a ground floor wall, has a surface area of 400 square feet or greater and does not include a window, door, building modulation or other architectural detailing.</i></li> </ul> <p><u>Staff Comment:</u> Architectural detailing, modulation and articulation are used through all exterior portions of the building. With the addition of windows in the staircases, it is staff's assessment that there are no untreated blank walls used within this project.</p>
Compliant if conditions of approval are met	<p><b>Standard:</b> <i>If blank walls are required or unavoidable, blank walls shall be treated with one or more of the following:</i></p> <ul style="list-style-type: none"> <li>(a) <i>A planting bed at least five feet in width containing trees, shrubs, evergreen ground cover, or vines adjacent to the blank wall;</i></li> <li>(b) <i>Trellis or other vine supports with evergreen climbing vines;</i></li> <li>(c) <i>Architectural detailing such as reveals, contrasting materials, or other special detailing that meets the intent of this standard;</i></li> <li>(d) <i>Artwork, such as bas-relief sculpture, mural, or similar; or</i></li> <li>(e) <i>Seating area with special paving and seasonal planting.</i></li> </ul> <p><u>Staff Comment:</u> Through the landscaping plan suggested conditions of approval, as identified in the above subsection, staff has assessed that there would be no blank walls when all conditions of approval are met.</p>
<p><b>3. Building Roof Lines:</b></p> <p><b>Intent:</b> <i>To ensure that roof forms provide distinctive profiles and interest consistent with an urban project and contribute to the visual continuity of the district.</i></p> <p><b>Guidelines:</b> <i>Building roof lines shall be varied and include architectural elements to add visual interest to the building.</i></p>	
✓	<p><b>Standard:</b> <i>Buildings shall use at least one of the following elements to create varied and interesting roof profiles:</i></p> <ul style="list-style-type: none"> <li>(a) <i>Extended parapets;</i></li> <li>(b) <i>Feature elements projecting above parapets;</i></li> <li>(c) <i>Projected cornices;</i></li> <li>(d) <i>Pitched or sloped roofs</i></li> <li>(e) <i>Buildings containing predominantly residential uses shall have pitched roofs with a minimum slope of one to four (1:4) and shall have dormers or interesting roof forms that break up the massiveness of an uninterrupted sloping roof.</i></li> </ul> <p><u>Staff Comment:</u> Extended parapets and pitched roof variations are shown on the elevations (Exhibit 7). The parapets extend vertically approximately three feet above the roof.</p>
<p><b>4. Building Materials:</b></p> <p><b>Intent:</b> <i>To ensure high standards of quality and effective maintenance over time; encourage the use of</i></p>	

<p><i>materials that reduce the visual bulk of large buildings; and encourage the use of materials that add visual interest to the neighborhood.</i></p> <p><b>Guidelines:</b> Building materials are an important and integral part of the architectural design of a building that is attractive and of high quality. Material variation shall be used to create visual appeal and eliminate monotony of facades. This shall occur on all facades in a consistent manner. High quality materials shall be used. If materials like concrete or block walls are used they shall be enhanced to create variation and enhance their visual appeal.</p>	
Compliant if conditions of approval are met	<p><b>Standard:</b> All sides of buildings visible from a street, pathway, parking area, or open space shall be finished on all sides with the same building materials, detailing, and color scheme, or if different, with materials of the same quality.</p> <p><u>Staff Comment:</u> The façade siding materials are similar on all sides of the mixed-use structure. The materials identified include using glass windows, vertical and horizontal metal siding, flush metal wall panels, horizontal metal trim, and CMU to complete the siding of the building. The building elevations also use orange, brown and gray color schemes throughout the finishing. Staff is recommending that the applicant paint all roll-up doors gray (or an equivalent color) in order to reduce the overall visibility of the material and better complement the color scheme of the structure. A final color elevation plan shall be submitted to and approved by the Current Planning Project Manager prior to construction.</p>
✓	<p><b>Standard:</b> All buildings shall use material variations such as colors, brick or metal banding, patterns or textural changes.</p> <p><u>Staff Comment:</u> The single 3-story structure uses similar treatments but in different amounts and variations on each of the side of the façade (<i>Exhibit 7</i>). The variation in the use of the horizontal and vertical metal siding, horizontal metal trim between levels and split face concrete masonry units interspersed throughout the ground floor level all contribute to the requirement to provide variations in building materials. The building materials applied to the façade are also described in detail in the “V. Building Architectural Design” subsection above.</p>
✓	<p><b>Standard:</b> Materials shall be durable, high quality, and consistent with more traditional urban development, such as brick, integrally colored concrete masonry, pre-finished metal, stone, steel, glass and cast-in-place concrete.</p> <p><u>Staff Comment:</u> The materials are of durable, high quality materials consistent with more traditional urban development. Materials are discussed in the above sections.</p>
N/A	<p><b>Standard:</b> If concrete is used, walls shall be enhanced by techniques such as texturing, reveals, and/or coloring with a concrete coating or admixture.</p> <p><u>Staff Comment:</u> There are no concrete exterior walls shown.</p>
✓	<p><b>Standard:</b> If concrete block walls are used, they shall be enhanced with integral color, textured blocks and colored mortar, decorative bond pattern and/or shall incorporate other masonry materials.</p> <p><u>Staff Comment:</u> The applicant is proposing light brown split face concrete masonry wall in portions of each façade. The quantity and location of the CMU walls are used to enhance the architecture of the building and break up large planes into smaller portions.</p>
✓	<p><b>Standard:</b> All buildings shall use material variations such as colors, brick or metal banding, patterns, or textural changes.</p> <p><u>Staff Comment:</u> See discussion above in this subsection. The building design treatments and</p>



	architectural elements provide material variations on all façades and all three floors of the 3-story mixed-use structure.
<b>vi. SIGNAGE:</b> <b>Intent:</b> To provide a means of identifying and advertising businesses; provide directional assistance; encourage signs that are both clear and of appropriate scale for the project; encourage quality signage that contributes to the character of the Urban Center and the Center Village; and create color and interest. <b>Guidelines:</b> Front-lit, ground-mounted monument signs are the preferred type of freestanding sign. Blade type signs, proportional to the building facade on which they are mounted, are encouraged on pedestrian-oriented streets. Alteration of trademarks notwithstanding, corporate signage should not be garish in color nor overly lit, although creative design, strong accent colors, and interesting surface materials and lighting techniques are encouraged.	
Compliance not yet determined	<b>Standard:</b> Entry signs shall be limited to the name of the larger development. <b>Staff Comment:</b> A sign package was not submitted with the application materials. The applicant will be required to submit a sign permit in compliance with the Signage standards outlined in Design District 'D'. A sign permit would need to be reviewed and approved for any signs proposed.
Compliance not yet determined	<b>Standard:</b> Corporate logos and signs shall be sized appropriately for their location. <b>Staff Comment:</b> See comment above.
Compliance not yet determined	<b>Standard:</b> In mixed use and multi-use buildings, signage shall be coordinated with the overall building design. <b>Staff Comment:</b> See comment above.
Compliance not yet determined	<b>Standard:</b> Freestanding ground-related monument signs, with the exception of primary entry signs, shall be limited to five feet (5') above finished grade, including support structure. <b>Staff Comment:</b> See comment above.
Compliance not yet determined	<b>Standard:</b> Freestanding signs shall include decorative landscaping (ground cover and/or shrubs) to provide seasonal interest in the area surrounding the sign. Alternately, signage may incorporate stone, brick, or other decorative materials as approved by the Director. <b>Staff Comment:</b> See comment above.
Compliance not yet determined	<b>Standard:</b> All of the following are prohibited: a. Pole signs; b. Roof signs; and c. Back-lit signs with letters or graphics on a plastic sheet (can signs or illuminated cabinet signs). Exceptions: Back-lit logo signs less than ten (10) square feet are permitted as area signs with only the individual letters back-lit. <b>Staff Comment:</b> See comment above.
<b>G. LIGHTING:</b> <b>Intent:</b> To ensure safety and security; provide adequate lighting levels in pedestrian areas such as plazas, pedestrian walkways, parking areas, building entries, and other public places; and increase the visual attractiveness of the area at all times of the day and night. <b>Guidelines:</b> Lighting that improves pedestrian safety and also that creates visual interest in the building and site during the evening hours shall be provided.	
Compliant	<b>Standard:</b> Pedestrian-scale lighting shall be provided at primary and secondary building

if condition of approval is met	<p>entrances. Examples include sconces on building facades, awnings with down-lighting and decorative street lighting.</p> <p><u>Staff Comment:</u> A lighting plan was not submitted with the application nor were exterior lights shown on the building elevations. Staff recommends a lighting plan be submitted for review as discussed previously in this document.</p>
N/A	<p><b>Standard:</b> Corporate logos and signs shall be sized appropriately for their location.</p>
Compliant if condition of approval is met	<p><b>Standard:</b> Accent lighting shall also be provided on building facades (such as sconces) and/or to illuminate other key elements of the site such as gateways, specimen trees, other significant landscaping, water features, and/or artwork.</p> <p><u>Staff Comment:</u> A lighting plan was not submitted with the application nor were exterior lights shown on the building elevations. Accent lighting for the front façade as they relate to the building entrances is mentioned in the application but no further detail has been provided. See above for staff recommendation.</p>
Compliant if condition of approval is met	<p><b>Standard:</b> Down-lighting shall be used in all cases to assure safe pedestrian and vehicular movement, unless alternative pedestrian scale lighting has been approved administratively or is specifically listed as exempt from provisions located in RMC 4-4-075, Lighting, Exterior On-Site (i.e., signage, governmental flags, temporary holiday or decorative lighting, right-of-way-lighting, etc.).</p> <p><u>Staff Comment:</u> A lighting plan was not submitted with the application nor were exterior lights shown on the building elevations. See above for staff recommendation.</p>
<p><b>d. PLANNED ACTION ORDINANCE AND DEVELOPMENT AGREEMENT COMPLIANCE AND CONSISTENCY:</b>  Not applicable.</p>	
<p><b>e. OFF-SITE IMPACTS:</b></p>	
<p><b>Structures:</b> Restricting overscale structures and overconcentration of development on a particular portion of the site.</p> <p><u>Staff Comment:</u> The structure proposed is less building coverage and height than allowed for in the zone and does not use the maximum building envelope allowed. The proposed 3-story mixed-use building would contain a mix of retail and self-storage space with surface level parking stalls located along the west elevation of the building. The structure would be approximately 38'-4" in height (Exhibit 7) and the footprint of the building is proposed to have 14'-10" setback from the north property line (Exhibit 2) and increase setbacks from all other property lines. The proposed building provides a transition and buffer between all surrounding uses. The proposal would not be an overscale structure or overconcentration of development on the subject site as the proposal does not exceed maximum height, lot coverage, and setback requirements.</p>	
<p><b>Circulation:</b> Providing desirable transitions and linkages between uses, streets, walkways and adjacent properties.</p> <p><u>Staff Comment:</u> A loop circulation system using NE 4th St and the existing self-storage facility to the south allows for local traffic to access the mixed use property from the north and south. The proposed street section and onsite internal pathway are intended to create a pedestrian-friendly atmosphere with wide sidewalks and perimeter landscaping. These improvements will create safer and more desirable pedestrian connections to abutting properties to the east and west, as well as other properties along NE 4th St. More detail about the vehicle site-to-site access is described in the previous subsection "b. Zoning Compliance and Consistency" Vehicular Access.</p>	

**Loading and Storage Areas:** Locating, designing and screening storage areas, utilities, rooftop equipment, loading areas, and refuse and recyclables to minimize views from surrounding properties.

Staff Comment: *The proposal includes one loading dock on west elevation around the middle of the building facing the stormwater detention pond. The site plan provides for a minimum of forty five feet (45') of clear maneuvering area in front of each loading door. The single loading dock is sufficient in size and location to support the proposed self-storage use. Additional interior landscaping with no more than 50 feet between parking stalls along the west building elevation of the building will contribute towards minimizing the views from surrounding properties.*

*The refuse and recyclable area will be located within the structure as described in detail in the previous subsection "b. Zoning Compliance and Consistency" Refuse and Recyclables.*

**Views:** Recognizing the public benefit and desirability of maintaining visual accessibility to attractive natural features.

Staff Comment: *The site contains several natural features that will be maintained in conjunction with the development of the mixed use building. No direct or indirect impacts are proposed to be placed in or removed from Wetland A, the drainage channel, or associated buffers. No wetland fill or buffer impacts are proposed with this development. Construction activities will be consistent with the use of best management practices and the implementation of temporary erosion and sediment control measures. Additionally, a roof-to-surface rain garden is proposed on this project to slow the time of concentration on a developed site and also allow some runoff to slowly percolate into the groundwater system during small rainfall events.*

*Currently, there are no existing street trees in the public right-of-way fronting NE 4th St. The proposal will provide new street frontage improvements. The frontage improvements would allow for five new red sunset trees to be planted and continue the Renton street standards along this street, as the trees provide an attractive natural feature in the public realm.*

**Landscaping:** Using landscaping to provide transitions between development and surrounding properties to reduce noise and glare, maintain privacy, and generally enhance the appearance of the project.

Staff Comment: *The applicant is proposing to replant the site with 5 new Oregon ash trees, 5 new snowcloud serviceberry trees, and 5 red sunset trees at 2.0" caliper. The applicant is also proposing 18 new incense cedar trees at 6 feet in height. These proposed replacement trees exceed the minimum required replacement inches of 7.2 inches. The applicant is proposing to plant 434 shrubs throughout the developable portion of the site (Exhibit 6).*

*Staff recommends some areas for greater landscaping in order to provide less impact to off-site properties. Staff recommends additional tree plantings to provide screening from the proposed detention pond and the neighbors to the north, additional shrubs for screening between the street and the building, planter boxes (or large planter pots) along the west elevation of the building towards the secondary entrance of the lobby from the parking lot, and more interior landscaping along the west elevation of the building. Recommendations and analysis of the proposed off-site and onsite landscaping can be found in the previous report subsection under "b. Zoning Compliance and Consistency" Landscaping. Therefore, a revised landscaping plan shall be submitted to the Current Planning Project Manager, and approved, prior to construction permit issuance.*

**Lighting:** Designing and/or placing exterior lighting and glazing in order to avoid excessive brightness or glare to adjacent properties and streets.

Staff Comment: *In general, lighting on the site should adequately provide for public safety without casting excessive glare on adjacent properties. No lighting plan was submitted by the applicant. Staff*

*recommends, as a condition of approval, the applicant be required to provide a lighting plan that adequately provides for public safety without casting excessive glare on adjacent properties at the time of building permit review. Down-lighting shall be used in all cases to assure safe vehicular movement in an area where pedestrians could be walking. The lighting shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.*

**f. ON-SITE IMPACTS:**

**Structure Placement:** Provisions for privacy and noise reduction by building placement, spacing and orientation.

Staff Comment: Existing noise within the vicinity of the subject site is primarily composed of vehicles on the abutting street (NE 4th St). The building has a primary orientation towards NE 4th St with entries on the front and west ground level façades. It is anticipated that most of the noise impacts would occur during the construction phase of the project. The applicant has submitted a Construction Mitigation Plan (Exhibit 17), which provides measures to reduce construction impacts such as noise, control of dust, traffic controls, etc. In addition, the project would be required to comply with the City's noise ordinance regarding construction hours. Also, no excessive levels of noise are expected to be generated during the operation of the completed project.

**Structure Scale:** Consideration of the scale of proposed structures in relation to natural characteristics, views and vistas, site amenities, sunlight, prevailing winds, and pedestrian and vehicle needs.

Staff Comment: The proposed 3-story mixed use building would be located on roughly a third of the subject site. The applicant proposes setbacks nearly the maximum setback from the north property line and significant setbacks from the remaining property boundaries. These building setbacks will provide for flow of sunlight, winds, vehicle and pedestrian movement through most of the site. Architectural treatments such as the amount of glazing along the front portion of the building allows for transparency between the exterior and interior of the building and natural light to reach into interior spaces. The structure scale is broken down through other design elements along with glazing features, vertical and horizontal modulation, and varying roof design across the building.

**Natural Features:** Protection of the natural landscape by retaining existing vegetation and soils, using topography to reduce undue cutting and filling, and limiting impervious surfaces.

Staff Comment: The two parcels that make up the subject site are covered by young to mature deciduous trees, brush, field grass, and dense patches of Himalayan blackberry vines. The wetland canopy is dominated by red alder, Oregon ash and willow. The understory is dominated by spiraea and salmonberry. Grass species, such as soft rush, slough sedge, fescue and bentgrass are dominant the species in groundcover. There are 42 significant cottonwood trees (trees over 6 inches in diameter) onsite, 30 of which are located within the critical areas. After critical area deductions, and the minimum requirement to retain 0.05%, the applicant is not proposing to retain any of the cottonwood trees within the 1.3 acres of construction area (Exhibit 5).

The applicant is proposing an estimated quantity of 1,500 cubic yards of excavation and 2,500 cubic yards of cut/fill across the entire property for building construction, site grading, landscaping, and water quality mitigation. Alderwood gravelly sandy loam and Everett gravelly sandy loam were identified as being present on the subject site. Both soil series are listed as non-hydric on the King County Area Hydric Soils List.

The Category 3 wetland is Palustrine, Forested, Scrub Scrub, Seasonally Flooded (PFOC/PSSC) depressional wetland located near the south property boundary and extends further off-site to the south (Exhibit 15). The wetland hydrology primarily comes from off-site water sources, seasonal high

water table, surface water runoff and precipitation. The off-site wetland is located south of the subject property. Category 3 wetlands require a standard 25-foot wide buffer (RMC 4-3-050M.6.c.i) with perimeter fencing and signage. The buffer is heavily disturbed and fragmented due to proximity to roads and residential developments. The fragmented wetland buffer indicates that the wetland provides moderate habitat functions including small mammal forage and cover, bird foraging and nesting, and amphibian breeding sites. The project does not propose any filling of Wetland A, the Class 4 stream that enters the property from the northeastern corner through the culvert under NE 4th St and flows south along the eastern property boundary, or any of the associated buffers. The site impervious area will be treated with a flow control BMP. An onsite rain garden and grass modular grid pavement will be used before runoff is sent to the detention pond and water quality system.

The project site will contain catch basins and route runoff through conveyance piping to the southwest corner of the site into a detention pond utilizing 4 feet of live storage which provides for Level 2 Flow Control (Exhibit 11). The pond is approximately 0.11 acres in size and will be entirely located on Parcel B. Water quality treatment will be provided in order to meet Enhanced Basic Water Quality. Typically, commercial developments are required to provide enhanced water quality treatment (Exhibit 13).

**Landscaping:** Use of landscaping to soften the appearance of parking areas, to provide shade and privacy where needed, to define and enhance open spaces, and generally to enhance the appearance of the project. Landscaping also includes the design and protection of planting areas so that they are less susceptible to damage from vehicles or pedestrian movements.

Staff Comment: Landscaping in public spaces and within the building site are being employed to provide transitions between development and the surrounding environment as well as enhance the project's overall appearance. Proposed landscaping is analyzed in subsections above.

#### **g. ACCESS:**

**Location and Consolidation:** Providing access points on side streets or frontage streets rather than directly onto arterial streets and consolidation of ingress and egress points on the site and, when feasible, with adjacent properties.

Staff Comment: All public access will be provided from the west portion of Parcel A onto NE 4th St. The access point consolidates ingress and egress to serve both the existing storage facility and the expansion to one portion of the site. A secondary fire emergency access will be required on the east side of the building as well. The driveway will be a right-in, right-out turn only as there is a barrier in the middle of the Principal Arterial road. By limiting the number of curb cuts to NE 4th St, there is a reduction in the amount of pedestrian and vehicle cross-over in the sidewalk corridor. Vehicle and pedestrian access is described in further detail in the subsections above.

**Internal Circulation:** Promoting safety and efficiency of the internal circulation system, including the location, design and dimensions of vehicular and pedestrian access points, drives, parking, turnarounds, walkways, bikeways, and emergency access ways.

Staff Comment: See Location and Consolidation discussion above. The site plan includes a through driveway aisle that creates increased circulation away from NE 4th St. Pedestrian connections from the street to the buildings have been provided. A complete street vision has been adopted for the road system and the applicant is proposing improvements to NE 4th St that are consistent with the Comprehensive Plan. All public entries open to either the sidewalk realm at the front or towards a parking area and not into an internal driveway or drive aisle which promote safety and efficiency. The accessible stalls are proposed as the nearest stalls to the front entry area for easier access.

**Loading and Delivery:** Separating loading and delivery areas from parking and pedestrian areas.

Staff Comment: See previous Loading and Delivery subsections in Off-Site impacts and “b. Zoning Compliance and Consistency” Loading subsections for more detail. The loading and unloading area is designed to serve the customers of the facility.

**Transit and Bicycles:** Providing transit, carpools and bicycle facilities and access. Per RMC 4-4-080F.11 0.5 bicycle the number of bicycle parking spaces shall be 10% of the number of required off-street parking spaces.

Staff Comment: Alternative transportation options are available with public transit stops nearby and bicycle parking facilities required onsite. Both short-term and long-term bicycle parking areas are required, where long-term secured areas would be for any office use, and short-term bicycle racks on NE 4th St would be required for the retail use. Because it is unclear where secured bicycle parking is located based on submitted application materials, staff recommends that a bicycle parking analysis and bicycle parking plan be provided as a condition of approval by the applicant. The analysis is to include the required bicycle parking area for the retail and self-storage uses. This staff recommendation is located in the Parking subsection of the report, under the heading “b. Zoning Compliance and Consistency.”

Transit routes are located near the subject site for both King County Metro and Sound Transit busses. Employees and customers can contact Metro and South Transit bus lines for specific routes and times.

**Pedestrians:** Providing safe and attractive pedestrian connections between parking areas, buildings, public sidewalks and adjacent properties.

Staff Comment: Safe and attractive pedestrian connections are provided between parking areas, the buildings ground floor level, public sidewalks and adjacent properties. Along the front, there would be a new pedestrian sidewalk in the right-of-way, with separation between the NE 4th St travel lanes provided by a 5-foot wide planter strip with trees. The sidewalk walking area would be extended from the public street to the entrance doors within the site. Along the west elevation, a similarly raised sidewalk would provide connections from the parking lot to the building entrances.

**h. OPEN SPACE:** Incorporating open spaces to serve as distinctive project focal points and to provide adequate areas for passive and active recreation by the occupants/users of the site.

Staff Comment: The primary open space on the subject site is at the front façade in the public realm in the right-of-way, where a new 5-foot planter strip will be constructed between NE 4th St drive lanes and a 5-foot wide sidewalk. The 14'-10 3/8" area in front of the building has the potential to serve as a distinctive focal point for the site with additional landscaping and clear pedestrian-oriented spaces. The area provides connections between the pedestrian realm and public street to the building and its associated uses and ground level retail storefront. The public pedestrian realm provides for walking, bicycling, and access to and from the site and for passers-by that may access a transit route nearby or are strolling around the neighborhood.

Staff is recommending a final detailed landscaping plan and site plan, detailing the location and amenities of pedestrian-oriented space prior to building permit issuance. The plan must be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.

**i. VIEWS AND PUBLIC ACCESS:** When possible, providing view corridors to shorelines and Mt. Rainier, and incorporating public access to shorelines.

Staff Comment: The proposed structures would not block view corridors to shorelines or Mt. Rainier. The public access requirement is not applicable as the site is not adjacent to a shoreline.

**j. NATURAL SYSTEMS:** Arranging project elements to protect existing natural systems where applicable.

*Staff Comment: The proposed location of the structure protects the existing natural systems on the east side of Parcel A. Natural systems were described in detail in the Natural Features subsection above. There are 30 cottonwood trees identified within the critical areas that will be retained as part of the project (Exhibit 5). The project proposes to plant trees, shrubs and groundcover to enhance the aesthetics of the site (Exhibit 6). The street trees provide a type of natural system through their canopy coverage and greening of the wetland, stream, street and pedestrian areas. Currently, there are no street trees in the right-of-way. Adding the landscaping along the project frontage provides a continuity of the existing natural systems already existing along NE 4th St.*

**k. SERVICES AND INFRASTRUCTURE:** Making available public services and facilities to accommodate the proposed use.

**Police and Fire:** Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development if the applicant provides Code required improvements and fees. Fire impact fees are applicable at the rate of \$0.56 per square foot of commercial retail space and \$0.08 per square foot of storage space. This fee is paid at time of building permit issuance.

**Parks and Recreation:** There are no impacts to Parks. Five foot bike lanes as per the adopted trails plan should be provided. In addition Transportation has refined cross section to include bike lanes future R.O.W. for bike lanes. A final detailed landscaping plan shall be submitted to and approved by the Current Planning Project Manager prior to construction.

**Drainage:** The applicant submitted a Preliminary Technical Information Report by Barghausen Consulting Engineers, Inc. (dated December 9, 2014; Exhibit 13). The drainage report follows the 2009 King County Surface Water Manual. Based on the City's flow control map, this site falls within the Flow Control Duration Standard (Forested Site Conditions). The project site will contain catch basins and route runoff through conveyance piping to the southwest corner of the site into a detention pond utilizing 4 feet of live storage which provides for Level 2 Flow Control (Exhibit 11). The pond is approximately 0.11 acres in size. The top of the pond is at elevation 399 and the bottom of the pond is at elevation 391. Water quality treatment will be provided in order to meet Enhanced Basic Water Quality. Typically, commercial developments are required to provide enhanced water quality treatment according to Core Requirement #8. The applicant is proposing the use of modular wetland for the enhanced treatment. The modular wetland is not included in the water quality treatment option within the 2009 KCSWM. An adjustment request (as per section 1.2.8.2 E and section 1.4 of the City Amendment) should be submitted for the review of any water quality facility that is not listed as an option in the 2009 KCSWM. If the adjustment request is not approved, then alternate water quality treatment facility meeting City requirements should be provided.

Surface water could be contaminated by runoff containing oil, unspent hydrocarbons and other contaminants from the paved maneuvering and parking areas. A roof-to-rain garden (11,927 sf) is proposed on this project in order to meet the storm water BMP requirement for the project. This BMP helps to slow the time of concentration on a developed site and also allows some runoff to slowly percolate into the groundwater system during small rainfall events.

Surface water system development fee rate is \$0.540 per square foot of impervious surface, with a minimum of \$1,350.00. The rate that is current at the time of utility permit issuance will be applicable. A Construction Storm Water Permit from the Department of Ecology is required for projects with clearing and grading exceeding one acre.

**Transportation:** The subject site fronts onto NE 4th St east of Duvall Ave NE. The applicant submitted a Traffic Impact Analysis completed by TENW (dated September 10, 2014; Exhibit 14). The memorandum included information that the net new peak hour trips generated by the project will be 5 in the weekday AM peak hour and 13 in the weekday PM peak hour, which is less than the 20 new

peak hour trip threshold for requiring a detailed traffic impact study. Based on the ITE methodology, the project could build up to 51,000 square feet of self-storage space and stay below the 20-trip traffic analysis threshold (while maintaining the 3,210 square feet of retail space). The traffic analysis was based on a proposed project of 28,542 square feet of self-storage space and 3,210 square feet of miscellaneous retail space. The updated figures of 2,123 square feet of net rentable retail space and roughly 44,063 square feet of net rentable self-storage space would generate 7 weekday AM peak hour trips and 18 weekday PM peak hour trips, which is still less than the 20 new peak hour trip threshold for requiring a detailed traffic impact study.

The site gains access to the public roadway system from NE 4th St. A right-in/right-out driveway approach is proposed for site ingress and egress. The project is also required to provide a 20-foot wide secondary emergency access within 150 feet of all points on the building. All driveways should meet the requirements of RMC 4-4-080.

The corridor plan includes a right-of-way (ROW) width of 87 feet for this segment of NE 4th St. The assessor map shows an existing ROW width of 92 feet, which meets the ROW width requirement. The plan for the project frontage improvements on NE 4th St includes a 33-foot wide paved width from the centerline of the paved surface to the curb. This width includes two 11-foot wide thru-travel lanes, half width (6 feet) of center turn lane/landscaped median, 5-foot wide bike lane, 0.5-foot wide curb, 5-foot wide landscaped planter, 5-foot wide sidewalk, and all applicable storm improvements. The City's corridor plan includes c-curbing in the center turn lane on NE 4th St in front of the site, which will impose future left turn restrictions on the site.

It is also anticipated that the proposed project would result in impacts to the City's street system. In order to mitigate transportation impacts, the applicant would be required to meet code-required frontage improvements, City of Renton's transportation concurrency requirements (Exhibit 21) based upon a test of the citywide Transportation Plan and pay appropriate Transportation Impact Fees. The fee, as determined by the Renton Municipal Code at the time of building permit issuance, shall be payable to the City.

**Schools:** No impacts are proposed to schools.

**Water and Sewer:** The site is served by the City of Renton for water and sewer utilities. There is no existing City of Renton water main on the NE 4th St frontage. It has been determined that the preliminary fire flow demand for the proposed development is 4,000 gpm. To meet the water flow needs, the project proposes the extension of 12" diameter water main from the existing city of Renton water main located approximately 100 feet west of the property. The proposed utility plan also proposes a 12-inch diameter water main through the site and connecting to the existing water main located in an easement within the property adjacent to the south. The applicant shall obtain the necessary easement from the adjacent south property owner for the connection to the existing water main. A minimum 15 feet wide public water main easement is to be provided for the water main located within private property. The location of the proposed water main on NE 4th St should be determined based on required separation from other utility lines. If the separation requirements cause the new water main to be located within the pavement, concrete pavement panel replacement will be applicable. New fire hydrants should be based on the requirements of the Renton Fire Department. The development is subject to applicable water system development charges (SDC) and water meter installation fees based on the number and size of the meters for domestic, landscape and fire sprinkler uses. The current rate of SDC fee for 1" domestic meter is \$3,090.00. The rate that is current at the time of utility permit issuance will be applicable. Civil plans for the water main improvements and for the relocation of the existing water main will be required and must be prepared by a registered professional engineer in the State of Washington.

For sewer, there is an existing Side sewer from the existing sewer main (S2790) on NE 4th St, with



*manhole inside drop will be required. Concrete pavement panel replacement may be applicable. System development charge (SDC) fee for sewer is based on the size of the new domestic water meter. The current SDC fee for wastewater for 1" meter is \$2,135.00. The rate that is current at the time of utility permit issuance will be applicable. East Renton Interceptor Special Assessment District (SAD) fee is applicable on the site, and the current SAD fee rate is 9.7 cents per square feet of both parcels. Also, the Centex latecomer fee of \$21,672.25 is applicable on the parcel number 1523059002.*

*For water, the system development fee is based on the size of the new domestic water meter that will serve the new building and credit will be given for existing water meters on the subject site. The fee for a 1-inch meter installed by the City is currently \$2,870.00. The fee for a 1.5-inch meter installed by the City is currently \$4,465.00 and for a 2-inch meter installed by the City is currently \$4,845.00.*

**I. PHASING:** *The applicant is not requesting phasing.*

21. Whenever there is practical difficulties involved in carrying out the provisions of this Title IV, the applicant may request a modification of the standards provided the Criteria for modification identified in RMC 4-9-250D.2 is satisfied:

**MODIFICATION CRITERIA:**

**a.** *Will meet the objectives and safety, function, appearance, environmental protection and maintainability intended by the Code requirements, based upon sound engineering judgment.*

The applicant is proposing a modification from the required 613.64 square feet of refuse and recyclable deposit area, as required by RMC, and is instead intending on providing a smaller enclosure of approximately 100 square feet. The applicant has indicated that the containers will be single-family rollout garbage and recycling collection containers, as opposed to commercial bins. The refuse and recyclable deposit area will have a concrete pad with code-compliant enclosure materials and openings, within a recess on the east side of the building roughly 70 feet south of NE 4th St along the fire access road (*Exhibit 2*). The proposed location would not block any of the parking stalls and would be accessible to waste haulers.

The applicant provides the following reasons to justify the reduction in refuse and recyclable deposit area: "As a matter of policy and as a condition of lease, the management of the storage facility will require customers/tenants to haul away any refuse and recycling materials from their unit and dispose of the same off-site, and 2) the amount of garbage accruing from the lobby/office and the retail spaces will not be significant given the size of these spaces and the nature and scale of the daily administrative and retail activities involved."

**b.** *Will not be injurious to other property(ies) in the vicinity*

Management provisions of the self-storage use requires less onsite waste disposal than general noncommercial uses. A reduction in the size of the refuse and recycling area will not be injurious to other properties in the vicinity.

**c.** *Conforms to the intent and purpose of the Code*

The intent of the code is to require new businesses to provide area for refuse and recycling onsite. The applicant has indicated they require fewer square feet than typical nonresidential due to management policy and conditions of a tenants lease. Therefore, the intent and purpose of the Code are achieved.

**d.** *Can be shown to be justified and required for the use and situation intended; and*

With 32 square feet claimed by retail use, that leaves roughly 68 square feet for the nonresidential

development. Given the management policies of the self-storage facility, it stands to reason those 68 square feet would provide adequate enough area given management will require customers/tenants to haul away any refuse and recycling materials off-site.

**e. Will not create adverse impacts to other property(ies) in the vicinity.**

A reduction in the size of the refuse and recycling affords the applicant the ability to incorporate the trash collection area into the building. This eliminates the need to provide a separate refuse and recyclable deposit area in addition to the building. The area proposed is properly protected from weather and accessible without blocking parking areas. Screening is identified as split face concrete masonry walls on three sides of the collection area and a roll-up door on the west elevation (*Exhibit 7*).

22. The proposal requires a Conditional Use Permit in order to allow self-storage in the CA zone as established in RMC 4-2-120A. The following table contains project elements intended to comply with Conditional Use Permit decision criteria, as outlined in RMC 4-9-030.D.

**CONDITIONAL USE PERMIT CRITERIA:**

**a. CONSISTENCY WITH PLANS AND REGULATIONS:** *The proposed use shall be compatible with the general goals, objectives, policies and standards of the Comprehensive Plan, the zoning regulations and any other plans, programs, maps or ordinances of the City of Renton.*

See Compliance and Consistency discussion under Findings of Fact, Site Plan Review Criteria 20.a.

**b. APPROPRIATE LOCATION:** *The proposed location shall not result in the detrimental overconcentration of a particular use within the City or within the immediate area of the proposed use. The proposed location shall be suited for the proposed use.*

A self-storage demand analysis estimates that there is an unmet demand in the market area (3.0 mile radius) of 217,031 square feet (*Exhibit 22*). The new facility would provide roughly 45,000 square feet and an estimated 450 units. The other storage facilities in the area are as follows:

Business	Address	Est. Units	Est. SF	Est. Occupancy
Renton Storage One on 4 <sup>th</sup>	4725 NE 4th St	591	62,461	97%
Renton Storage One on Sunset	1105 Sunset Blvd NE	638	62,427	85%
Renton Highlands Storage	3408 NE 4th St	528	52,276	82%
Renton StorHaus	NE 4th St	950	82,000	92%
Public Storage	1755 NE 48th St	535	54,500	90%
Sunset Highway Self-Storage	4546 NE Sunset Blvd	587	57,600	92%
U-Store Self Storage	16610 SE 128th St	925	92,296	91%

Given the high occupancy rates and the large demand for self-storage in the area the proposed mixed-use retail storage expansion and infill development within the existing commercial corridor along NE 4th St will not result in the detrimental overconcentration of a particular use within the City. See discussion under Findings of Fact, Site Plan Review Criteria for more specific information.

**c. EFFECT ON ADJACENT PROPERTIES:** *The proposed use at the proposed location shall not result in substantial or undue adverse effects on adjacent property.*

Given the low transportation impacts generated from self-storage (*Exhibit 14*), the high demands of the

design district and the unmet demand of self-storage in the market area the proposed use at the proposed location would not result in substantial or undue adverse effects on adjacent property. Specific effect and discussions were addressed under Findings of Fact, Site Plan Review Criteria.

**d. COMPATIBILITY:** *The proposed use shall be compatible with the scale and character of the neighborhood.*

See Transition to Surrounding Development under Findings of Fact, Site Plan Review Criteria #20.c.i.3.

**e. PARKING:** *Adequate parking is, or will be made, available.*

See Surface Parking under Findings of Fact, Site Plan Review Criteria #20.c.ii.1.

**f. TRAFFIC:** The use shall ensure safe movement for vehicles and pedestrians and shall mitigate potential effects on the surrounding area.

See Transportation under Findings of Fact, Site Plan Review Criteria #20.c.iv.k.

**g. NOISE, LIGHT AND GLARE:** Potential noise, light and glare impacts from the proposed use shall be evaluated and mitigated.

Existing noise within the vicinity of the subject site is primarily composed of vehicles on the abutting street (NE 4th St). Temporary construction noise is anticipated as a result of the subject project. Based on the provided construction mitigation description, the applicant has indicated that construction is anticipated to begin in Spring 2015 and be completed in 2016. At this time, the applicant has indicated that construction work would occur during daytime work hours or typical construction hours (Exhibit 12). The site is surrounded by industrial activity, commercial development, and/or residential housing. No excessive levels of noise are expected to be generated during the operation of the completed project.

Exterior onsite lighting would be regulated by code. Compliance with this code (RMC 4-4-075) ensures that all building lights are directed onto the building or the ground and cannot trespass beyond the property lines and will be reviewed prior to construction permit issuance. See On-Site Impacts under Findings of Fact, Section 20.c.iv.f for more information.

**h. LANDSCAPING:** *Landscaping shall be provided in all areas not occupied by buildings, paving, or critical areas. Additional landscaping may be required to buffer adjacent properties from potentially adverse effects of the proposed use.*

See Landscaping discussion under Findings of Fact, Section 20.b.

## **I. CONCLUSIONS:**

1. The proposal complies with the Site Plan Review Criteria if all conditions of approval are met.
2. The proposal complies with the Conditional Use Permit Review Criteria if all conditions of approval are met.
3. The proposal is compliant and consistent with City of Renton plans, policies, regulations and approvals.
4. Staff does not anticipate any adverse impacts on surrounding properties and uses as long as the conditions of approval are complied with.
5. The proposed Site Plan is anticipated to be compatible with existing and future surrounding uses as permitted in the CA zoning classification.
6. The scale, height and bulk of the proposed building are appropriate for the site.

7. Safe and efficient access and circulation can be provided for all users.
8. There are adequate public services and facilities to accommodate the proposed use.
9. The proposed location is suited for the proposed mixed use.
10. Adequate parking for the proposed can be provided.
11. The proposed use would not result in a substantial or undue adverse effect on adjacent properties.
12. The proposed development would not generate any long term harmful or unhealthy conditions. Potential noise, light and glare impacts from the proposed use have been evaluated and mitigated if all conditions of approval are complied with.
13. Landscaping is provided in all areas not occupied by the building or paving.
14. The proposal satisfies 5 of the 5 criteria listed in RMC 4-9-250D.2 for approval of modifications.

#### **J. RECOMMENDATIONS:**

Staff recommends approval of the Site Plan and Conditional Use Permit Storage One on 4<sup>th</sup> Expansion, File No. LUA14-001641, ECF, SA-H, CU-H, MOD as depicted in the Exhibits, subject to the following conditions:

1. The applicant shall comply with the mitigation measure issued as part of the Determination of Non-Significance Mitigated, dated January 26, 2015.
2. The applicant shall be required to submit a revised landscape plan to the Current Planning Project Manager prior to building permit approval. The revised landscape plan shall depict the following:
  - a. Additional screening shrubs and landscaping in place of the lawn in front of the building, additional interior parking lot landscaping with no more than 50 feet between parking stalls along the west building elevation;
  - b. Additional fully sight-obscuring trees to the north end of the detention pond and a combination of trees and shrubs around all sides of the pond; and
  - c. Add planter boxes (or large planter pots) along the west elevation of the building to the secondary entrance of the lobby/office from the parking lot. The revised landscaping plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
3. The applicant shall be required to revise the parking plan to include no more than 18 surface parking stalls. The eliminated parking stalls shall be replaced with interior landscape islands along the west façade of the building.
4. The applicant shall submit bicycle parking detail demonstrating compliance with the bicycle requirements outlined in RMC 4-4-080F. The bicycle parking detail shall be submitted to and approved by the Current Planning Project Manager prior to building permit approval.
5. The applicant shall be required to provide a wood, split-rail fence along the west side of the stream and wetland buffers with the appropriate level of stream and wetland protection signage. The proposed fence detail shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
6. The applicant shall provide a minimum of 1,328 square feet of pedestrian-oriented space near NE 4th Street. The proposed pedestrian-oriented space shall be shown on a revised landscaping plan and revised site plan and each shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.

7. The applicant shall be required to provide seats or benches along the front or near the street facing façade of the building which complies with the Design District standards. The seating shall be of durable, vandal-resistant and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time and that do not impede or block pedestrian access to public spaces or building entries. The seating location shall be indicated on a revised site plan and a detail shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
8. The applicant shall be required to provide windows within the staircases on the west and east facing façades. The proposed elevations shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
9. The applicant shall be required to paint all roll-up doors visible from the exterior of the building gray (or an equivalent color). The proposed paint swatch shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
10. The applicant shall be required to submit a conceptual sign package which indicates the approximate location and size of all exterior building signage. Proposed signage shall be compatible with the building's architecture and exterior finishes. The conceptual sign package shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.
11. The applicant shall provide a lighting plan which complies with the Design District standards. The plan shall indicate the location of exterior/ornamental lighting to be attached to the building, and any surface parking lighting, including specifications of the light fixtures. The lighting plan shall be submitted to, and approved by, the Current Planning Project Manager prior to building permit approval.

**EXPIRATION PERIODS:**

Site Plan Approval expires two (2) years from the date of approval. An extension may be requested pursuant to RMC section 4-9-200.



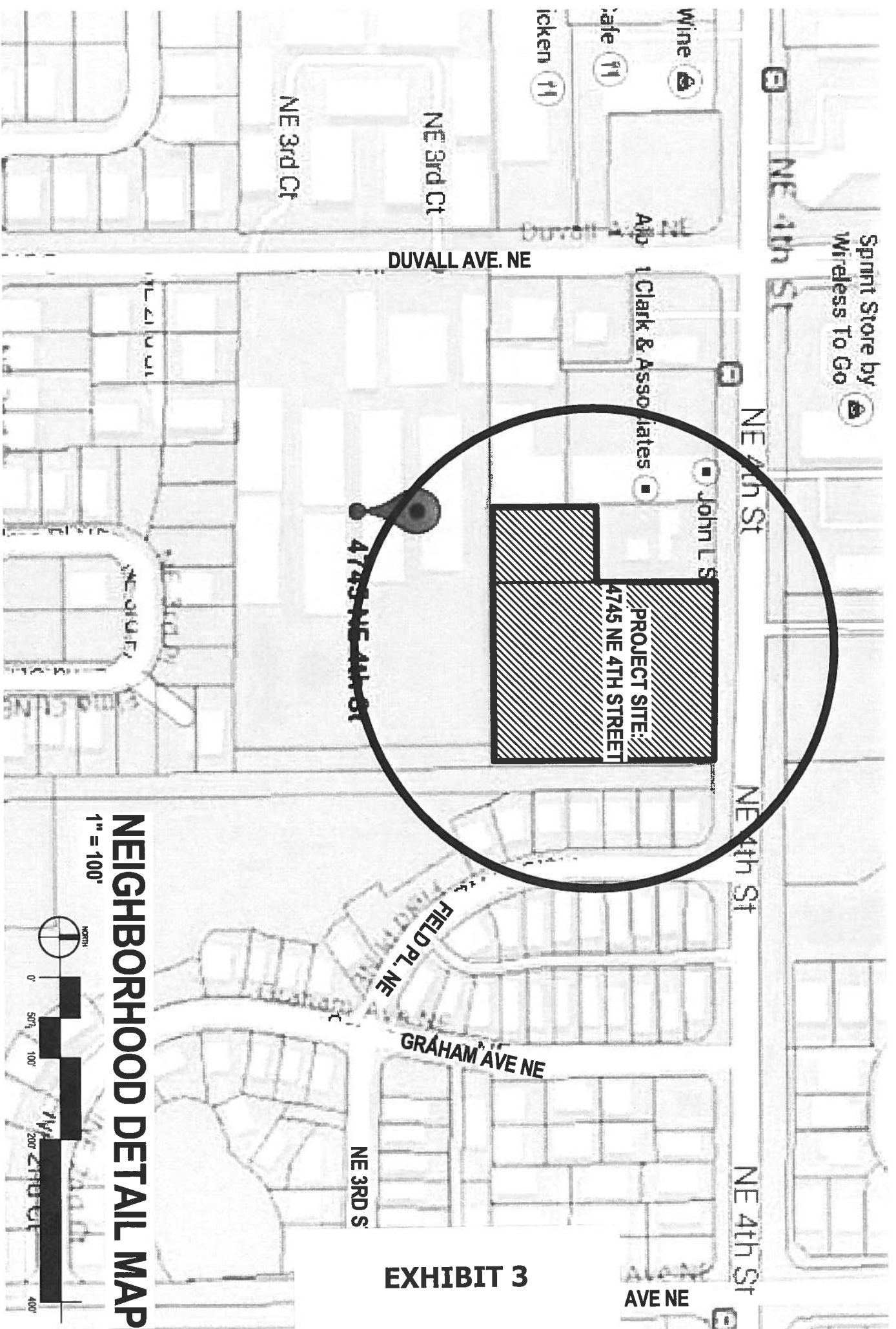
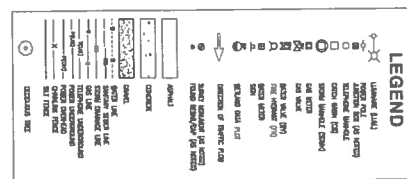


EXHIBIT 3

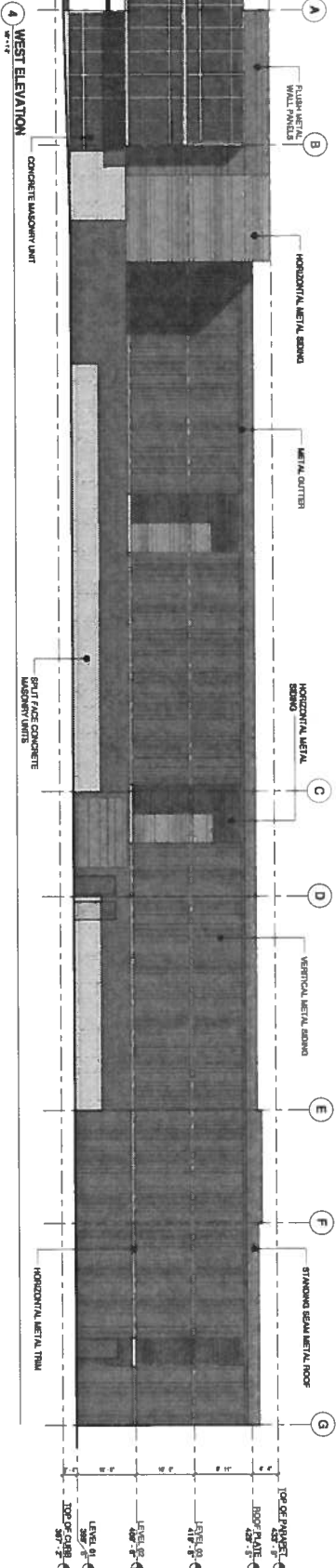
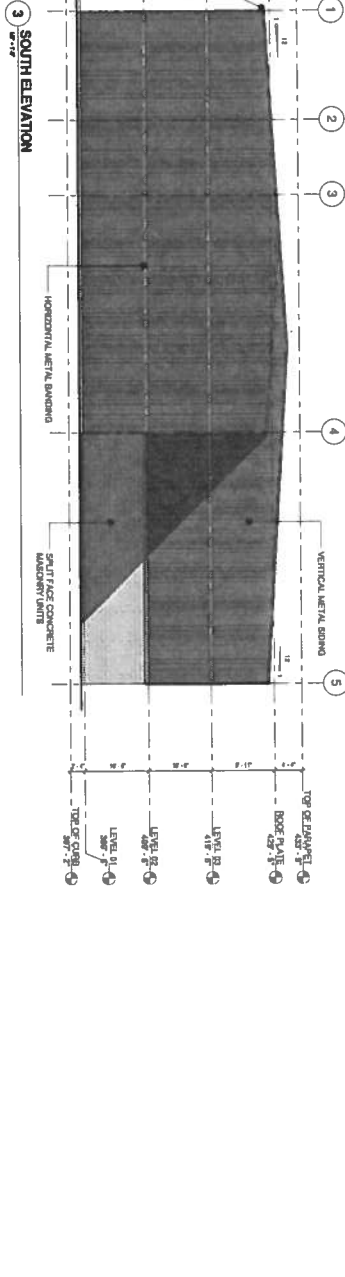
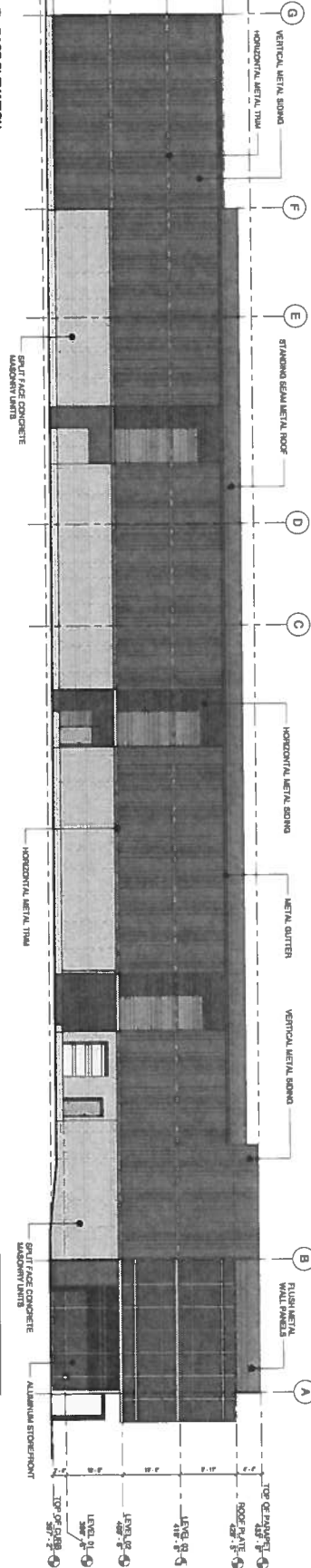
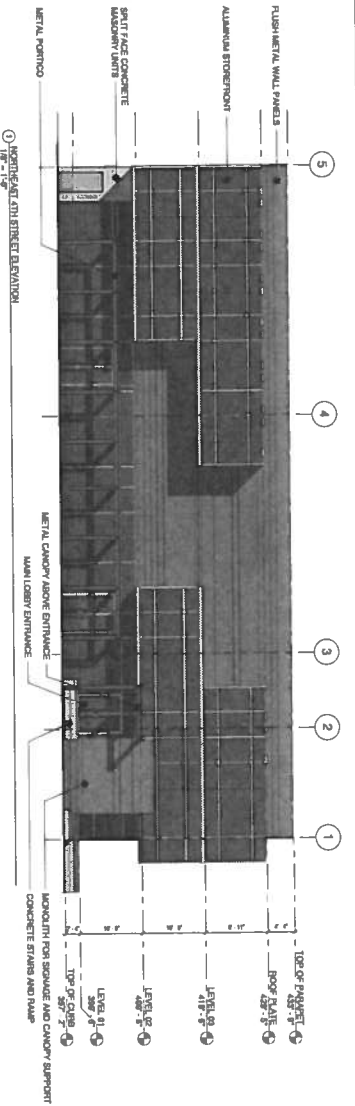


2	8/24/14	CDP	EXTENDED RIGHT OF WAY TOWARD EAST AND WEST		
1	4/25/14	STM	ADD RETURNING PLUGS TO DRAWING		
No.	Date	By	Chd.	Appr.	Revision
<b>Title: BOUNDARY AND TOPOGRAPHIC SURVEY</b> <b>IN A PORTION OF THE NE1/4, NE1/4, NW1/4,</b> <b>OF SEC. 15, T23N, R5E, W.M.</b> <b>CITY OF RENTON, WASHINGTON</b>					



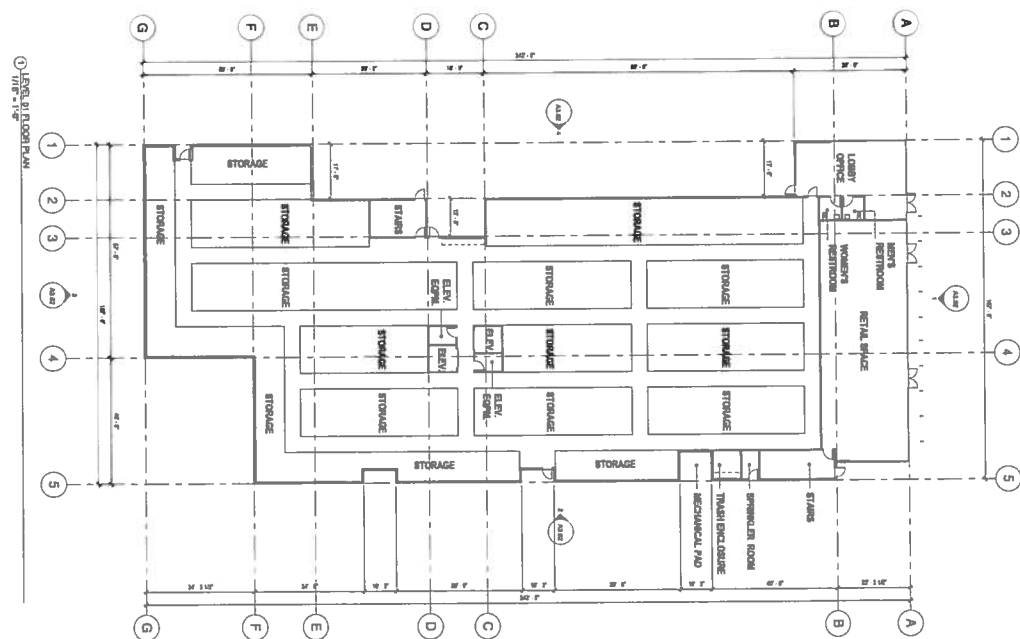
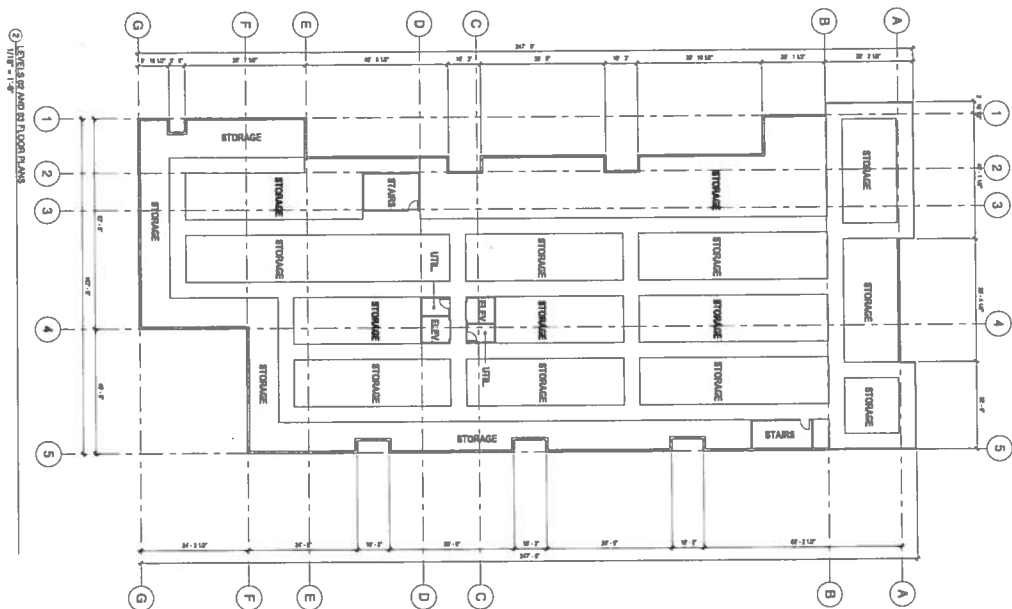






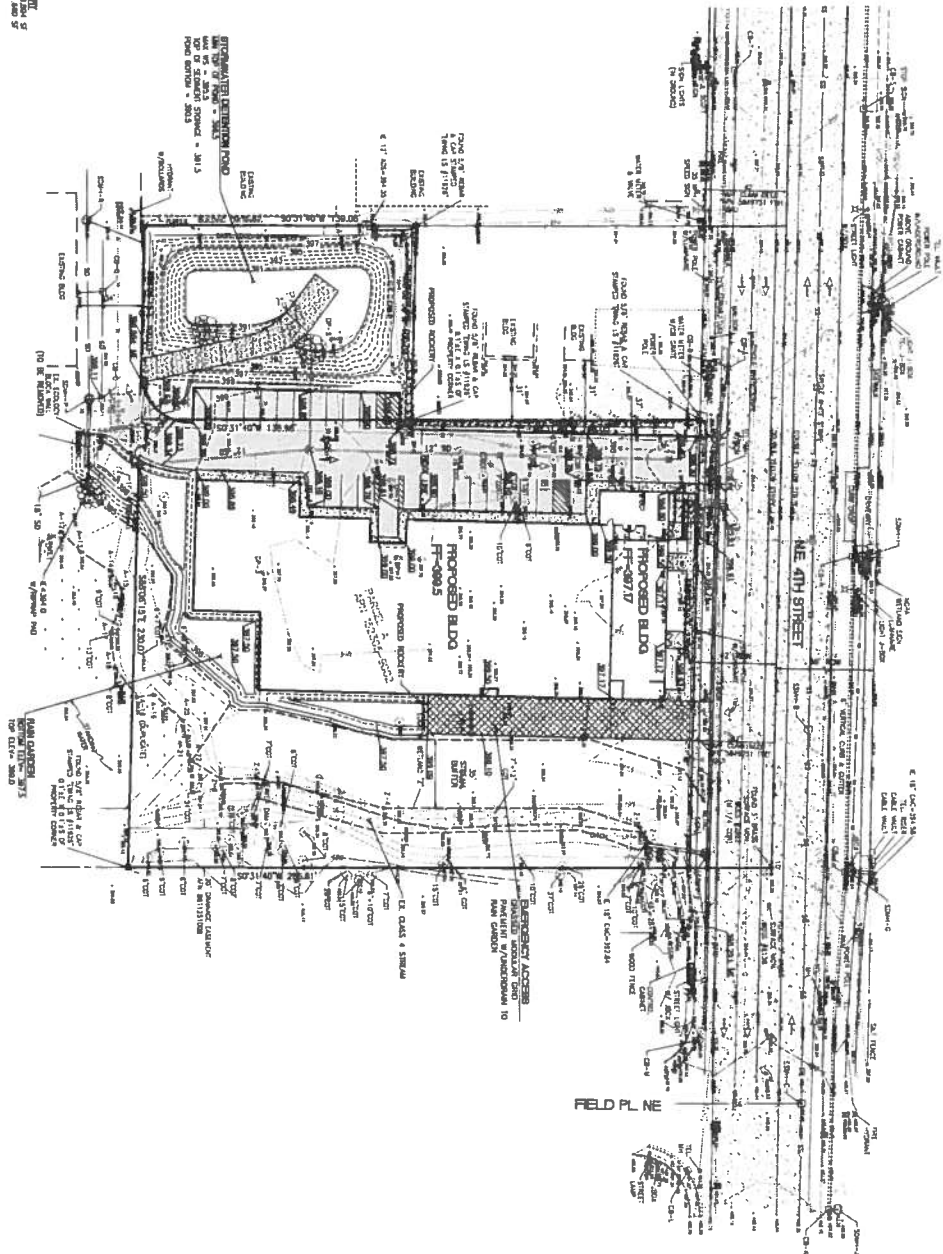
# EXHIBIT 7

① LEVEL 01 FLOOR PLAN  
1/16" = 1'-0"





## CONCEPTUAL GRADING PLAN



NO.	REVISION	BY	DATE	APPD	Description	
					Initial	
					Rev'd/Asn	
					Approved	
					Drawn	



**City of Renton**  
Planning/Building/Public Works Dept.

STORAGE ONE  
Permit NO. XXX

Δ-NNNA

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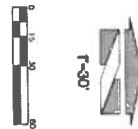
## EXHIBIT 9



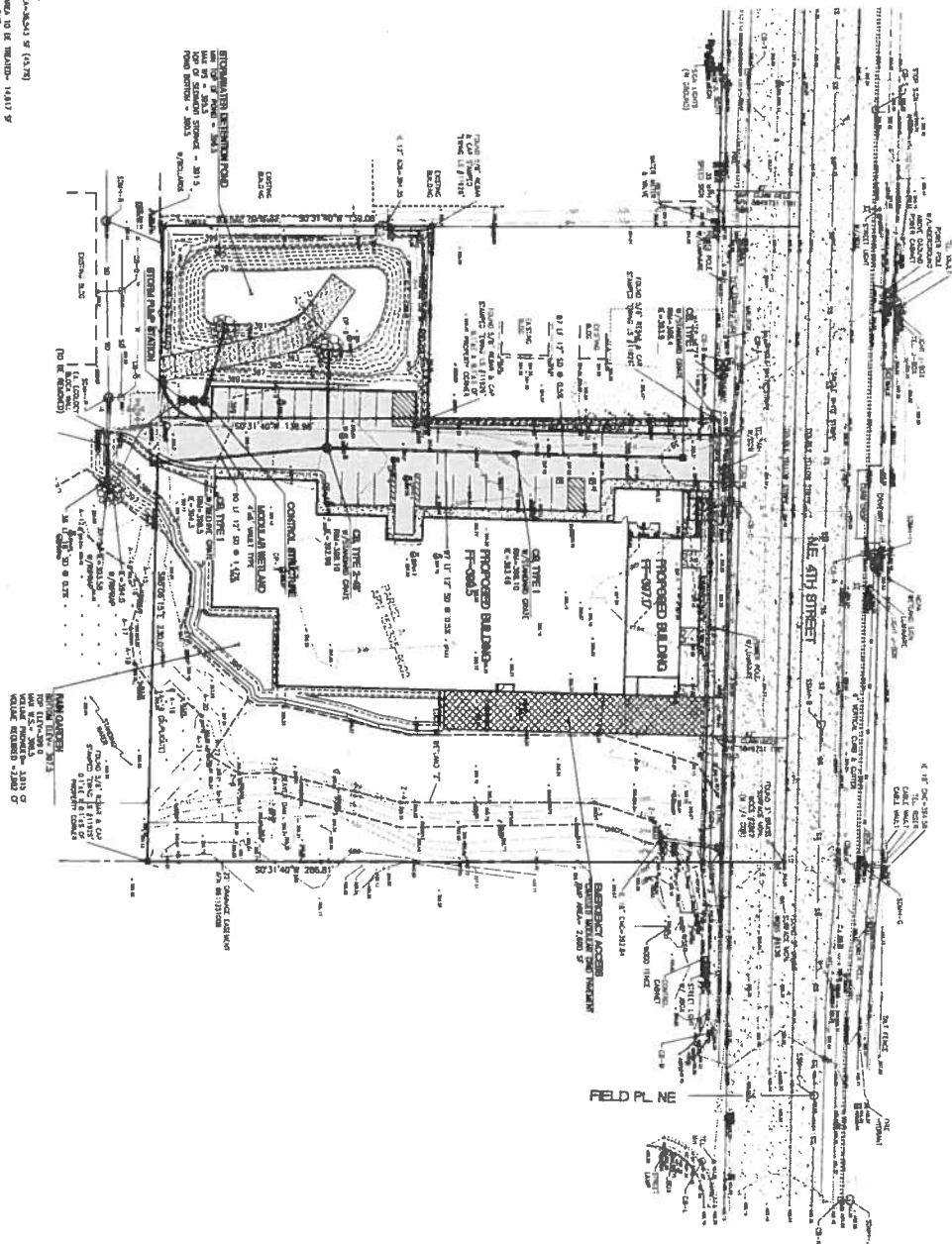
STORAGE ONE  
STRICKER CATO MURPHY  
ARCHITECTS, P.A.  
311 1ST AVENUE, SUITE 300  
SEATTLE, WA 98104





18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-8772  
(425)251-8782 FAX  
CONTRACTING, LAND PLANTING,  
BIRCHING, DRYING, ETC. ALSO



## DRAINAGE CONTROL PLAN



NO.	REVISION	BY	DATE	APPROV	DESCRIPTION
					DESIGN
					REVISED
					DESIGN
					DESIGN

	
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**ACR** CITY OF  
RENTON  
Planning/Building/Public Works Dept.

STORAGE ONE  
Permit NO. XXX

3 of 3

A-NNNAA

## REVISIONS

TEST BY	GRADING BY	DATE



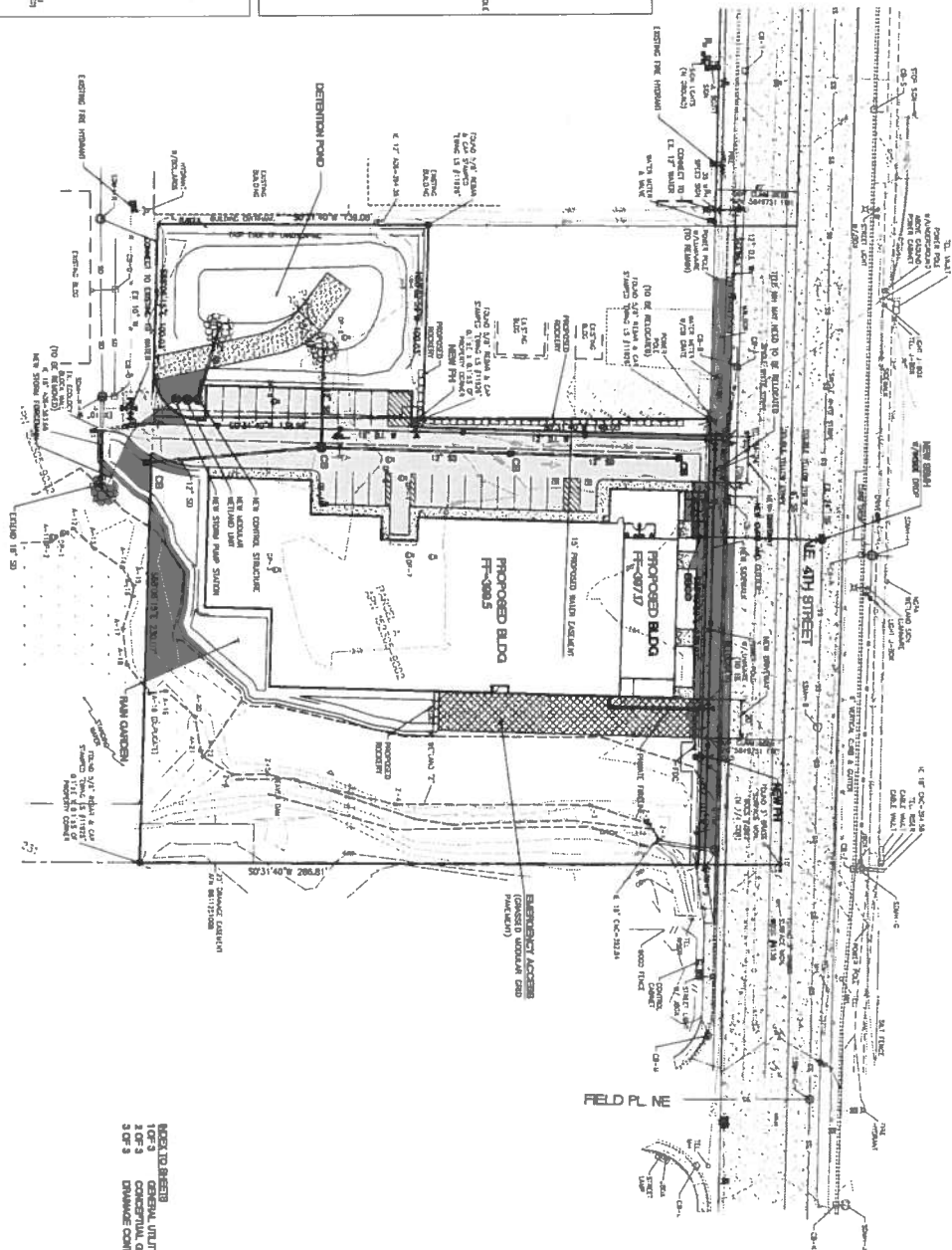
STORAGE ONE  
STRICKER CATO MURPHY  
ARCHITECTS, P.S.  
311 1ST AVENUE, SUITE 300  
SEATTLE, WA 98104



18213 72ND AVE. SOUTHWEST, SUITE 200  
BELLEVUE, WA 98005  
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(425) 251-8782 FAX  
CHIEF, LOGISTICS, LAND PLANNING,  
GENERAL. Development, Real Estate



# GENERAL UTILITY PLAN



STORAGE ONE  
STRICKER CATO MURPHY  
ARCHITECTS, P.S.  
311 1ST AVENUE, SUITE 300  
SEATTLE, WA 98104



18213 72ND AVE. S. SOUTH  
RENT, WA 98047  
(425)251-8772  
(425)251-8782 FAX  
C&L Leasing, Ltd. A Division  
Sunwest, Incorporated, 18213

REVISIONS			
DESCRIPTION	DRAWN BY	CHECKED BY	DATE

**EXHIBIT 11**

## GENERAL UTILITY PLAN

1 of 3

STORAGE ONE  
Permit NO. XXX

**City of Renton**  
Planning/Building/Public Works Dept.



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File P:\120000\121405

**Keywords:**

**GEOTECHNICAL ENGINEERING STUDY**  
**Proposed Storage Facility**  
**13839 Southeast 128<sup>th</sup> Street and 4815 Northeast 4<sup>th</sup> Street**  
**Renton, Washington**

This report presents the findings and recommendations of our geotechnical engineering study for the site of the proposed storage facility to be located in Renton.

We have been provided with a site plan by Stricker Cato Murphy Architects dated May 13, 2014. Based on these plans, we understand that the development will consist of a three-story building to be located in the central to southwestern portion of the site. A paved access road and parking area will be located west/southwest of the building and a paved fire lane will be located along a portion of the east side of the building. The site is fairly level, thus we believe the slab grade of the building and the paved areas will be near the existing grade.

If the scope of the project changes from what we have described above, we should be provided with revised plans in order to determine if modifications to the recommendations and conclusions of this report are warranted.

**SITE CONDITIONS**

***SURFACE***

The Vicinity Map, Plate 1, illustrates the general location of the site, which is composed of two rectangular-shaped parcels, numbered 1523059178 and 1523059002. Overall, the site is somewhat L-shaped, being long on its east and south sides. The site is bordered to the north by Northeast 4<sup>th</sup> Street and a commercial property, to the east by a residential development, to the south by a mini-storage facility, and to the west by commercial properties.

We understand that a gas station formerly occupied the northern portion of the site, but it and the associated underground storage tanks have been removed. Some asphalt pavement remains in that area, which is mostly surrounded with chain link fencing.

The ground surface within the site is nearly flat. Close to the southern property line, the ground surface slopes steeply about 5 vertical feet down toward the south. A small stream has been mapped close to the eastern edge of the site. The site is vegetated with young to mature deciduous trees, brush, field grass, and blackberry vines.

***SUBSURFACE***

The subsurface conditions were explored by excavating 11 test pits at the approximate locations shown on the Site Exploration Plan, Plate 2. Our exploration program was generally based on the proposed construction, anticipated subsurface conditions and those encountered during exploration, and the scope of work outlined in our proposal. However, an environmental firm also reviewed the excavation of several test pits in the area of the former gas station.

**EXHIBIT 12**



# PRELIMINARY TECHNICAL INFORMATION REPORT

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**Storage One - Renton Highlands**  
N.E. 4th Street  
Renton, Washington

Prepared for:  
Stricker Cato Murphy Architects, P.S.  
311 1st Avenue South, Suite 300  
Seattle, WA 98104

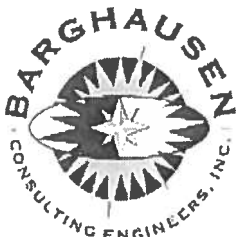


December 9, 2014

Our Job No. 12740

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Entire Document  
Available Upon Request



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BRANC

**EXHIBIT 13**

(25) 251-6222 (425) 251-8782 FAX  
A ♦ ROSEVILLE, CA ♦ SAN DIEGO, CA  
1

## MEMORANDUM

**DATE:** September 10, 2014

**TO:** Rohini Nair  
City of Renton

**FROM:** Chris Forster, P.E.  
TENW

**SUBJECT:** Storage One on 4<sup>th</sup>  
Traffic Analysis  
TENW Project No. 4938

This memorandum documents the traffic analysis completed for the proposed Storage One on 4<sup>th</sup> project located on the south side of NE 4<sup>th</sup> Street east of Duvall Avenue NE in Renton, WA (Parcel #1523059002 and #1523059178). A vicinity map is included as Attachment A.

### Project Description

The proposed project would include 28,542 square feet of self-storage space and 3,210 square feet of miscellaneous retail space. The existing site is currently vacant. Vehicular access to the site would be provided via a driveway on NE 4<sup>th</sup> Street as well as an internal connection to the existing self-storage/commercial property to the west. The project is expected to be occupied in 2015. A preliminary site plan is included in Attachment B.

### Trip Generation

The trip generation estimates for the proposed uses were based on methodology documented in the Institute of Transportation Engineers (ITE) *Trip Generation* manual, 9<sup>th</sup> Edition. Reductions to the trip generation estimates for the proposed retail use were made to account for pass-by trips. Pass-by trips are trips that are made by vehicles that are already on the adjacent street and make intermediate stops at the retail use on route to a primary destination (i.e. on the way from work to home). The pass-by trips were based on methodology and studies documented in the ITE *Trip Generation Handbook*.

The net new trips from the Storage One on 4<sup>th</sup> project were calculated by subtracting the pass-by site trips from the gross project trips. The resulting net new weekday daily, AM, and PM peak hour trips are summarized in Table 1. The detailed trip generation estimates are included in Attachment C.

**Table 1**  
**Storage One on 4<sup>th</sup>**  
**Trip Generation Summary**

Time Period	Net New Trips Generated		
	In	Out	Total
Weekday Daily	82	83	165
Weekday AM			5
Weekday PM			13

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# WETLAND DELINEATION AND FISH AND WILDLIFE HABITAT ASSESSMENT REPORT

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## STORAGE ONE ON 4<sup>TH</sup>

SEPTEMBER 4, 2014

### PROJECT LOCATION

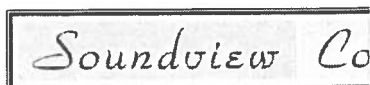
13839 SE 128<sup>TH</sup> STREET  
RENTON, WASHINGTON 98059

### PREPARED FOR

Renton Mini LLC  
918 South Horton St. #1000  
Seattle, WA 98134

### PREPARED BY

SOUNDVIEW CONSULTANTS LLC  
2907 HARBORVIEW DRIVE  
GIG HARBOR, WASHINGTON 98335  
(253) 514-8952



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## MEMORANDUM

Date: May 9, 2006  
To: Jill Ding – City of Renton  
From: Carl Hadley  
Subject: Shy Creek Preliminary Plat  
Fish Presence/Absence Surveys – East Fork Maplewood Creek

---

### Introduction

In a letter dated May 2, 2006, the City of Renton requested further information verifying water classification for the stream located on the proposed Shy Creek preliminary plat. This memo provides description of surveys that were completed to evaluate water typing, summarizes results of the surveys, and provides water typing recommendations based on those results.

The stream in question is the East Fork of Maplewood Creek and a small headwater tributary that enters the East Fork near the intersection of 142nd Avenue SE and SE 136th Street (Figure 1).

### Methods

The fish presence/absence survey was conducted under the WAC 222-16-031 water typing protocol described in *Guidelines for Determining Fish Use for the Purpose of Typing Waters* (DNR Board Manual 2002). The stream in question meets all requirements for applying the protocol (e.g. stream size, non-drought year, DNR Type 3/4 break, lack of human made blockages, etc.). Survey timing met the requirement of March 1 to July 15. The survey was conducted by qualified personnel meeting the requirements described in the protocol and under WDFW collection permit #06-229.

To identify barriers to fish migration, Maplewood Creek was first walked from the fish ladder at the northern edge of the Maplewood Golf Course upstream to the project site, a distance of approximately 1.3 miles. The survey took place on April 28<sup>th</sup>, 2006. Features such as barriers, major flow inputs, and fish observations were GPS located. Fish barriers were defined as permanent natural features exceeding the ability of salmonids to pass in an upstream direction. Salmonid passage ability identification generally utilized criteria presented in Powers and Orsborn 1985 (Analysis of Barriers to Upstream Fish Migration) and Bell 1991 (Fisheries Handbook of Engineering Requirements and Biological Criteria).

Because no permanent and abs  
the initial channel walk, elect  
presence, upstream through the  
5, 2006 using WDFW Backpac

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tion were identified during  
area of last observed fish  
ey was conducted on May  
/ was conducted over a 0.4

## EXHIBIT 16



Storage One on 4<sup>th</sup> – Phase II  
City Planner  
1055 South Grady Way  
Renton, WA 98055

**TO WHOM IT MAY CONCERN**

This letter is to address #10 from the Site Plan review documents stating the following:

**Construction Mitigation Description:**

- **Proposed Construction Dates (Begin and End Dates)**  
We are proposing the start date to be at the issuance of the building and civil permits.  
Estimated start date to be August 2015 and the end date to be roughly 9 months later with the occupancy April 2016.
- **Hours of Operation**  
We will be working with in the city directed construction times and hours that have been set forth by the City of Renton municipal code.
- **Proposed Hauling/Transportation Routes**  
The details have not been finalized and will be prior to the issuance of building permits
- **Measures Implemented to minimize dust, traffic and transportation impacts, erosion, mud noise and other noxious characteristics.**  
Water trucks will be used to minimize dust during construction. All traffic and transportation will be coordinated to meet City of Renton code.
- **Any special hours proposed for construction or hauling (i.e. weekend, late nights)**  
Since the property abuts housing we will work within the allowed hours of construction per City of Renton codes.
- **Preliminary Traffic Control Plan**  
Any plan determined will meet City of Renton Public Works requirements.

Sincerely,  
NW Steel Systems

A handwritten signature in black ink is written over a horizontal line. The signature appears to be 'H. J. [unclear]'.

NW Steel Systems

12214 SE

1411

## Clark Close

---

**From:** Karen Walter <KWalter@muckleshoot.nsn.us>  
**Sent:** Tuesday, January 13, 2015 1:51 PM  
**To:** Clark Close  
**Subject:** RE: City of Renton (SEPA) Notice of Application - Storage One on 4th Expansion - LUA14-001641, ECF, SA-H, CU-H, MOD  
**Attachments:** Maplewood Creek Fish Survey Shy Creek Plat Final.pdf

Thanks Clark for sending these along.... I noticed in the Wetland/Habitat Report they did not utilize the information from a more recent survey of the East Fork of Maplewood Creek that was done for the Shy Creek plat project downstream. It is attached in case you do not have it readily.

Karen Walter  
Watersheds and Land Use Team Leader

*Muckleshoot Indian Tribe Fisheries Division  
Habitat Program  
39015 172nd Ave SE  
Auburn, WA 98092  
253-876-3116*

---

**From:** Clark Close [mailto:CClose@Rentonwa.gov]  
**Sent:** Monday, January 12, 2015 12:03 PM  
**To:** Karen Walter  
**Subject:** RE: City of Renton (SEPA) Notice of Application - Storage One on 4th Expansion - LUA14-001641, ECF, SA-H, CU-H, MOD

Karen,

Please find attached items requested. Let me know if you need any additional information.

Thanks,

Clark H. Close  
City of Renton – Current Planning  
Associate Planner

---

**From:** Karen Walter [mailto:KWalter@muckleshoot.nsn.us]  
**Sent:** Monday, January 12, 2015 10:12 AM  
**To:** Clark Close  
**Subject:** FW: City of Renton (SEPA) Notice of Application - Storage One on 4th Expansion - LUA14-001641, ECF, SA-H, CU-H, MOD

Clark,  
We are reviewing this project and need additional information. Can we get a copy of the following listed for this project:

- Site plan
- Wetland Delineation and Fish a  
on September 4, 2014
- Preliminary Technical Informati  
2014;

Entire Document  
Available Upon Request

pared by Soundview Consultants LLC  
eers, Inc. prepared on December 9,

Thank you!

**EXHIBIT 18**

## ENVIRONMENTAL REVIEW COMMITTEE REPORT

**ERC MEETING DATE:** January 26, 2015

**Project Name:** Storage One on 4th Expansion

**Project Number:** LUA14-001641, ECF, SA-H, CU-H, MOD

**Project Manager:** Clark H. Close, Associate Planner

**Owner:** Renton Mini II LLC, 133 E Lake Sammamish Lane NE, Sammamish, WA 98074

**Applicant:** Raymond Gamo, Stricker Cato Murphy Architects, P.S., 311 1st Ave. S, Ste 300, Seattle, WA 98104

**Contact:** Travis Ameche, Urban Self Storage, Inc., 918 S. Horton St., Suite 1000, Seattle, WA 98134

**Project Location:** Approximately 4815 NE 4<sup>th</sup> Street (APNs 152305-9002 and 152305-9178)

**Project Summary:** The applicant, Urban Self Storage, Inc., is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, SEPA Environmental Review, and a modification for a 3-story building totaling 66,767 gross square feet with roughly 2,123 square feet of net rentable retail space and roughly 44,063 square feet of net rentable self-storage space. The vacant 1.83 acre site is located on the south side of NE 4th St just west of the intersection of NE 4th St and Field Pl NE. The approximate address is 4815 NE 4th Street and the project site consists of two parcels (APNs 1523059002 and -9178). The project site is located within the Commercial Corridor (CC) land use designation and the Commercial Arterial (CA) zone. The mixed-use retail and storage building would have an overall height of 38'-4". Access is served by right-in/right-out only. Interior circulation includes a two-way drive aisle from the west side of the lot that serves 25 surface parking stalls. There is also an additional 20' wide fire lane that would serve the east side of the building for emergency access only. The site contains one Category 3 wetland and one Class IV stream (Maplewood Creek) located on the eastern portion of the property. There are a total of 42 significant trees onsite and the applicant is proposing to retain 30 trees in the critical areas and buffers.

The applicant submitted a Geotechnical Study conducted by GEOTECH Consultants, Inc. on May 29, 2014; a Traffic Analysis by Transportation Engineering NorthWest prepared on September 10, 2014; a Preliminary Technical Information Report by Barghausen Consulting Engineers, Inc. prepared on December 9, 2014; and a Wetland Delineation and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants LLC on September 4, 2014. Proposed off-site improvements include half-street frontage improvements on the south side of NE 4th St, including a 5-foot wide landscaped planter, a 5-foot wide sidewalk, and applicable storm improvements. A refuse and recycle modification, from RMC 4-4-090, is being requested in order to reduce the size of the required deposit and collection area. The proposal also includes an 18,200 cubic foot stormwater detention pond on the second parcel at the southwest portion of the site.

**Site Area:** ±79,894 square feet

**STAFF  
RECOMMENDATION:** Staff Recommendation  
Non-Significant

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Committee will issue a Determination of

**DETERMINATION OF NONSIGNIFICANCE-MITIGATED (DNS-M)  
MITIGATION MEASURES AND ADVISORY NOTES**

PROJECT NUMBER: LUA14-001641, ECF, SA-H, CU-H, MOD

APPLICANT: Raymond Gamo, Stricker Cato Murphy Architects

PROJECT NAME: Storage One on 4<sup>th</sup> Expansion

PROJECT DESCRIPTION: Urban Self Storage, Inc. is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, SEPA Environmental Review, and a modification for a 3-story mixed-use retail and storage building. The vacant site is located on the south side of NE 4th St just west of NE 4th St and Field Pl NE. Access is served by right-in/right-out only. Interior circulation includes a two-way drive aisle that serves 25 parking stalls. There is also an additional 20' wide emergency fire access lane on the east side of the building. The site contains a Category 3 wetland and one Class IV stream on the eastern portion of the property. The applicant is proposing to retain 30 trees within the critical areas and buffers. The applicant submitted a Geotechnical Study, a Traffic Analysis, a Preliminary Technical Information Report, and a Wetland Assessment Report. A refuse and recycle modification is being requested in order to reduce the size of the required deposit and collection area. The proposal also includes a stormwater detention pond at the southwest portion of the site.

PROJECT LOCATION: Approximately 4815 NE 4<sup>th</sup> Street  
(APNs 152305-9002 and 152305-9178)

LEAD AGENCY: The City of Renton  
Department of Community & Economic Development  
Planning Division

**MITIGATION MEASURES:**

1. Project construction shall be required to comply with the recommendations found in the Geotechnical Study conducted by GEOTECH Consultants, Inc. (dated May 29, 2014).

**ADVISORY NOTES:**

The following notes are supplemental information provided in conjunction with the administrative land use action. *Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.*



## Plan – Planning Review

### Engineering Review Comments

Rohini Nair | 425-430-7298 | rnair@rentonwa.gov

**Recommendations:** I have completed a preliminary review for the above referenced proposed 3 story mixed-use building containing 44,063 square feet of net rentable space and 2,123 square feet of net retail space. The following comments are based on the application submittal made to the City of Renton by the applicant.

### EXISTING CONDITIONS

**WATER:** The site is located in the City of Renton water service area.

**SEWER:** The site is located in the city of Renton sewer service area. There is existing 24 inch diameter sewer pipe on NE 4<sup>th</sup> Street.

**STORM:** There is storm drainage in NE 4<sup>th</sup> Street. There is existing 12 inch diameter storm water pipe on the frontage.

**STREET:** NE 4<sup>th</sup> Street fronting the site is a Principal Arterial.

### CODE REQUIREMENTS

#### **Water**

1. The subject development is within the city of Renton water service area.
2. There is no existing City of Renton water main on the NE 4<sup>th</sup> Street frontage.
3. Fire Department has noted that the preliminary fire flow requirement for the project is 4,000 gpm. To meet the water flow needs, the project proposes the extension of 12" diameter water main from the existing city of Renton water main located approximately 100 feet west of the property. The proposed utility plan also proposes a 12 inch diameter water main through the site and connecting to the an existing water main located in an easement within the property adjacent to the south. The applicant shall obtain the necessary easement from the adjacent south property owner for the connection to the existing water main. Minimum 15 feet wide public water main easement is to be provided for the water main located within private property. The location of the proposed water main on NE 4<sup>th</sup> Street should be determined based on required separation from other utility lines. If the separation requirements cause the new water main to be located within the pavement, concrete pavement panel replacement will be applicable.
4. Fire hydrants should be based on the requirements of the Renton Fire Department.
5. Installation of a backflow prevention assembly (DDCVA) in vault for the fire sprinkler system. The DDCVA shall be located outside of the building. Proposed location of DDCVA inside the building must be submitted to the City for approval and shall meet the conditions of the City standard plan no. 360.5.
6. Installation of a domestic water meter with a reduced backflow prevention assembly (RPBA).
7. Installation of a separate landscape irrigation meter and double check valve assembly, if required.
8. The development is subject to applicable water system development charges (SDC) and water meter installation fees based on the number and size of the meters for domestic, landscape and fire sprinkler uses. The current rate of SDC fee for 1" domestic meter is \$3,090.00. The rate that is current at the time of utility permit issuance will be applicable.
9. Civil plans for the water main improvements and for the relocation of the existing water main will be required and must be prepared by a registered professional engineer in the State of Washington.

**Sanitary Sewer**

1. Sewer service is provided by the City of Renton. Side sewer from the existing sewer main (S2790) on NE 4<sup>th</sup> street, with manhole inside drop will be required. Concrete pavement panel replacement may be applicable.
2. System development charge (SDC) fee for sewer is based on the size of the new domestic water meter. The current SDC fee for wastewater for 1" meter is \$2,135.00. The rate that is current at the time of utility permit issuance will be applicable.
3. East Renton Interceptor Special Assessment District (SAD) fee is applicable on the site, and the current SAD fee rate is 9.7 cents per square feet of both parcels.
4. The Centex latecomer fee of \$21,672.25 is applicable on the parcel number 1523059002.

**Stormwater**

1. A geotechnical report prepared by Geotech Consultants, LLC was provided for the project. The report mentions that the soils on the site are Everett gravelly sandy loam and Alderwood gravelly sandy loam. The geotech report mentions that the soil is not suitable for infiltration.
2. A Technical Information Report (TIR) prepared by Barghausen Consulting Engineers, Inc., was submitted for the proposed project. The drainage report follows the 2009 King County Surface Water Manual. Based on the City's flow control map, this site falls within the Flow Control Duration Standard (Forested Site Conditions). A wetland is located on the project site and a stream (Maplewood creek) runs through the east portion of the site.
3. A private detention pond is proposed to serve the flow control facility requirement of the project. Enhanced water quality treatment is required to be provided by the project. The project submittal included a proposal for using modular wetland for the enhanced treatment. The modular wetland is not included the water quality treatment option in the 2009 City of Renton Surface Water Design Manual Amendment to the 2009 King County Surface Water Drainage Manual. An adjustment request (as per section 1.2.8.2 E and section 1.4 of the City Amendment) should be submitted for the review for any water quality facility that is not listed as an option in the 2009 King County Surface Water Drainage Manual. If the adjustment request is not approved, then alternate water quality treatment facility meeting City requirements should be provided. Rain Garden is proposed to meet the storm water BMP requirement for the project.
4. Pumps in the pipe conveyance system have been proposed in the project plans, which is not preferred. As per section 1.2.4.3.I of the City Amendment, pump systems will be considered only when there is no other physical gravity alternative. The applicant will have to provide information substantiating why a gravity alternative is not possible and an adjustment request (as per section 1.4 of the City Amendments) should be submitted to be reviewed by the City. If the adjustment request approves a pump system, the requirements as per section 4.2.3.1 of the City Amendments will also be applicable. Final civil engineering of the utility design may require changes to the site layout to accommodate the utilities.
5. A drainage report (TIR) and drainage plan based on the 2009 City of Renton Surface Water Design Manual Amendment should be provided with the utility construction permit. The report and plans should include the terms used the Amendment and the storm water plans should include all details and information required in the Amendment. The Offsite Analysis portion of the drainage report (TIR) should provide more information regarding the upstream and downstream analysis.

6. Required horizontal and vertical separation between storm water features and other utilities and structures as per the 2009 City of Renton Surface Water Design Manual Amendment should be provided.
7. The submitted conceptual utility plan showed one proposed catch basin located in the adjacent south property. Either relocate that catch basin to the current property, or obtain easement from the adjacent south property owner. Plans submitted with the utility construction permit should clearly label all private utility lines and features as 'private', and all private easements as 'private'.
8. A Construction storm water permit from the Department of Ecology is required for projects with clearing and grading exceeding 1 acre.
9. Surface water system development fee for stormwater is applicable. The current rate is \$0.540 per square feet of impervious surface, with a minimum of \$1,350.00. The rate that is current at the time of utility permit issuance will be applicable.

**Transportation**

1. Payment of transportation impact fee is applicable on the construction of the mixed use building at the time of issuance of the building permit. The transportation impact fee rate that is current at the time of building permit application will be applicable.
2. A trip generation study memo prepared by TENW was submitted for the project. The memo included information that the net new peak hour trips generated by the project will be 5 in the weekday AM peak hour and 13 in the weekday PM peak hour, which is less than the 20 new peak hour trip threshold for requiring a detailed traffic impact study.
3. The City has a conceptual corridor plan for the NE 4<sup>th</sup> Street corridor. The corridor plan includes a ROW width of 87' for this segment of NE 4<sup>th</sup>. The assessor map shows an existing ROW width of 92 feet, which meets the ROW width requirement. The plan for the project frontage on NE 4<sup>th</sup> Street includes a 33' wide paved width from the centerline of the paved surface to the curb. This width includes 2 -11' wide thru-travel lanes, half width (6') of center turn lane/landscaped median, 5' wide bike lane, and 0.5' wide curb. A 5' wide landscaped planter, 5' wide sidewalk, and applicable storm improvements are also required. The City's corridor plan for the NE 4<sup>th</sup> Street includes c-curbing in the center turn lane in front of the site, which will impose future left turn restrictions on the site. The frontage improvements are required to be provided by the developer. A landscaped planter and sidewalk has been shown in the submitted plans.
4. The site gains access to the public roadway system from NE 4<sup>th</sup> Street. Right-in right out only driveway is proposed for the project. A second emergency vehicles use only driveway is also proposed for the site. The driveways should meet the requirements of RMC 4-4-080.
5. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector prior to recording the plat.

**General Comments**

1. All construction or service utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. Plans shall be prepared by a licensed Civil Engineer.
2. When utility plans are complete, please submit three (3) copies of the drawings, two (2) copies of the drainage report, permit application, an itemized cost of construction estimate, and application fee at the counter on the sixth floor.
3. Buildings, structures, and walls should not encroach on City utilities or easements.

**Recommendations:**

1. Fire impact fees are applicable at the rate of \$0.56 per square foot of commercial retail space and \$0.08 per square foot of storage space. This fee is paid at time of building permit issuance.

**Fire Code Comments:**

1. The preliminary fire flow is 4,000 gpm. A minimum of four fire hydrants are required. One within 150 feet and three within 300 feet of the building. Hydrant spacing shall meet maximum spacing requirements of 300 feet also. One hydrant is required within 50 feet of all fire department connections for standpipes and sprinkler systems. Existing hydrants may be counted toward the requirements as long as they meet current code.
2. Approved fire sprinkler and fire alarm systems are required throughout the building. Dry standpipes are required in all stairways. Direct outside access is required to the fire sprinkler riser room. Fire alarm system is required to be fully addressable and full detection is required. Separate plans and permits required by the fire department.
3. Fire department apparatus access roadways are required within 150 feet of all points on the buildings. Fire access roads are required to be a minimum of 20 feet unobstructed width with turning radius of 25 feet inside and 45 feet outside minimum. Fire lane signage required for the onsite roadways. Roadways shall support a minimum of a 30 ton vehicle and 322 psi point loading. Storm retention vaults located in the fire access roadways shall be designed for the required loading.
4. An electronic site plan is required prior to occupancy for pre fire planning purposes.
5. The building shall comply with the City of Renton Emergency Radio Coverage ordinance. Testing shall verify both incoming and outgoing minimum emergency radio signal coverage. If inadequate, the building shall be enhanced with amplification equipment in order to meet minimum coverage. Separate plans and permits are required for any proposed amplification systems.

**Recommendations:**

1. RMC section 4 4 030.C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.
2. Commercial, multi-family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.
3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.
4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

<b>Police Review Comments</b>	Cyndie Parks   425-430-7521   cparks@rentonwa.gov
Recommendations: Minimal impact on police services.	

<b>Technical Services Comments</b>	Bob MacOnie   425-430-7369   bmaconie@rentonwa.gov
Recommendations: Preliminary Plat: Bob MacOnie 12/31/2014 The Boundary and Topography survey does not show the location of the Storm Drainage Easement under Rec. No. 8611251008 for which the City of Renton is the current beneficiary. The City should require the grant and conveyance of a Native Growth Protection Easement for the wetland and any required buffer.	


<b>Community Services Comments</b>	Leslie Betlach   425-430-6619   lbetlach@rentonwa.gov
Recommendations: A. There are no impacts to Parks. Five foot bike lanes as per the adopted trails plan should be provided. In addition Transportation has refined cross section to include bike lanes future R.O.W. for bike lanes (see Jim Seitz or Bob Mahn). B. Please see C. – code-related comments. C. Street trees – only 2 trees along NE 4th Street frontage. One tree should be placed no closer than 30-feet from the street light. The second tree centered in planting strip east of fire access road.	

## M E M O R A N D U M

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DATE: February 10, 2015

TO: Clark H. Close, Associate Planner

FROM: Steve Lee, Development Engineering Manager 

SUBJECT: **Traffic Concurrency Test – Storage One on 4th Expansion;  
File No. LUA14-001641, ECF, SA-H, CU-H, MOD**

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Urban Self Storage, Inc. is requesting Hearing Examiner Site Plan Review, Hearing Examiner Conditional Use Permit, SEPA Environmental Review, and a modification for a 3-story mixed-use retail and storage building. The vacant site is located on the south side of NE 4th St just west of NE 4th St and Field Pl NE. Access is served by right-in/right-out only. Interior circulation includes a two-way drive aisle that serves 25 parking stalls. There is also an additional 20-foot wide emergency fire access lane on the east side of the building.

The proposal includes roughly 230 linear feet of public roadway (with utilities) improvements in order to provide access to the site. The existing right-of-way width of 92 feet meets the ROW width requirement. The plan for the project frontage improvements on NE 4th St includes a 33-foot wide paved width from the centerline of the paved surface to the curb. This width includes two 11-foot wide thru-travel lanes, half width (6 feet) of center turn lane/landscaped median, 5-foot wide bike lane, 0.5-foot wide curb, 5-foot wide landscaped planter, 5-foot wide sidewalk, and all applicable storm improvements. The City's corridor plan includes c-curbing in the center turn lane on NE 4th St in front of the site, which imposes restrictions on future left turning movements.

The Traffic Analysis prepared by Transportation Engineering NorthWest (dated September 10, 2014) included information that the net new peak hour trips generated by the project will be 5 in the weekday AM peak hour and 13 in the weekday PM peak hour (165 weekday daily). Based on the ITE methodology, the project could build up to 51,000 square feet of self-storage space and stay below the 20-trip traffic analysis threshold (while maintaining the 3,210 square feet of

retail space). The proposed project passes the City of Renton Traffic Concurrency Test per RMC 4-6-070.D as follows:

Traffic Concurrency Test Criteria	Pass
Implementation of citywide Transportation Plan	Yes
Within allowed growth levels	Yes
Project subject to transportation mitigation or impact fees	Yes
Site specific street improvements to be completed by project	Yes
Traffic Concurrency Test Passes	

#### **Evaluation of Test Criteria**

Implementation of citywide Transportation Plan: As shown on the attached citywide traffic concurrency summary, the city's investment in completion of the forecast traffic improvements are at 130% of the scheduled expenditure through 2013.

Within allowed growth levels: As shown on the attached citywide traffic concurrency summary, the calculated citywide trip capacity for concurrency with the city adopted model for 2014 is 94,641 trips, which provides sufficient capacity to accommodate the 165 additional trips from this project. A resulting 94,476 trips are remaining.

Project subject to transportation mitigation or impact fees: The project will be subject to transportation impact fees at time of building permit for each new single family residence.

Site specific street improvements to be completed by project: The project will be required to complete all internal and frontage street improvements for the plat prior to recording. Any additional off-site improvements identified through SEPA or land use approval will also be completed prior to final occupancy.

#### **Background Information on Traffic Concurrency Test for Renton**

The City of Renton Traffic Concurrency requirements for proposed development projects are covered under Renton Municipal Code (RMC) 4-6-070. The specific concurrency test requirement is covered in RMC 4-6-070.D, which is listed for reference:

##### ***D. CONCURRENCY REVIEW PROCESS:***

***1. Test Required:*** A concurrency test shall be conducted by the Department for each nonexempt development activity. The concurrency test shall determine consistency with the adopted Citywide Level of Service Index and Concurrency Management System established in the Transportation Element of the Renton Comprehensive Plan, according

*to rules and procedures established by the Department. The Department shall issue an initial concurrency test result describing the outcome of the concurrency test.*

**2. Written Finding Required:** *Prior to approval of any nonexempt development activity permit application, a written finding of concurrency shall be made by the City as part of the development permit approval. The finding of concurrency shall be made by the decision maker with the authority to approve the accompanying development permits required for a development activity. A written finding of concurrency shall apply only to the specific land uses, densities, intensities, and development project described in the application and development permit.*

**3. Failure of Test:** *If no reconsideration is requested, or if upon reconsideration a project fails the concurrency test, the project application shall be denied by the decision maker with the authority to approve the accompanying development activity permit application.*

The Concurrency Management System established in the Transportation Element on page XI-65 of the Comprehensive Plan states the following:

*Based upon the test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation, development will have met City of Renton concurrency requirements.*



# Self Storage Demand Analysis

18-Dec-14

Sq Ft Demand Factor

Demographics centered on Renton Storage  
4725 NE 4th ST, Renton WA 98059

5.50 Sq Ft per capita

Estimated Population

530,541 Sq Ft

Total Demand 3.0-Mile

307,362 Sq Ft

Total Contested Demand

223,179

Total unmet Demand

2.0%

Seasonal Occupancy Change %

(6,147) Sq Ft

Seasonal Occupancy Change

**Storage Unmet Demand in Market Area 217,031**



	1.0-Mile	2.0-Mile	3.0-Mile
Estimated Population	18,979	54,576	96,462
Estimated Households	6,876	20,121	37,383
Owner Occupied	4,565	12,841	22,847
Renter Occupied	2,311	7,280	14,536
			61.1%
			38.9%

Ref. No.	Business	Address	City	Estimated Units	Estimated Sq Ft Extended Area	Estimated Occupancy %	Occupied Sq Ft	Occupied from 3.0-Mile to 90%	Distance to Subject	Market Overlap 3-Mile	Contested Demand 3-Mile
1	Subject - Proposed	4815 NE 4th ST	Renton	450	45,000						
2	Renton Storage One on 4th	4725 NE 4th ST	Renton	591	62,461	97%	60,587	54,528	0.06	100.00%	54,528
	Renton Storage One on Sunset	1105 Sunset BVLD NE	Renton	638	62,427	85%	53,063	45,475	1.86	100.00%	45,475
	Renton Highlands Storage	3408 NE 4th ST	Renton	528	52,276	82%	42,866	36,736	0.87	100.00%	36,736
	Renton StorHaus	NE 4th ST	Renton	950	82,000	92%	75,440	64,652	1.24	100.00%	64,652
	Public Storage	1755 NE 48th ST	Renton	535	54,500	90%	49,050	42,036	3.69	35.00%	14,713
	Sunset Highway Self-Storage	4546 Northeast Sunset BVLD	Renton	587	57,600	92%	52,992	45,414	1.19	90.00%	40,873
	U-Store Self Storage	16610 SE 128th ST	Renton	925	92,296	91%	83,989	71,979	1.66	70.00%	50,385

**Totals 4,754 463,560 90% 417,988 360,821 307,362**

# City of Renton

## NOTICE OF APPLICATION AND PROPOSED DETERMINATION OF NON-SIGNIFICANCE-MITIGATED (DNS-M)

A Minor Application has been filed and accepted with the Department of Development (CED) - Planning Division of the City of Renton. The following briefly and the necessary Public Approval.

DATE OF NOTICE OF APPLICATION: December 30, 2014

AND USE NUMBER: LUA14-001641, ICF, SA-M, CU-M, MDD

PROJECT NAME: Storage One on 4<sup>th</sup> Expansion

**PROJECT DESCRIPTION:** The applicant, Urban Self Storage, Inc., is for its Plan Review, Hearing Examiner Conditional Use Permit, SEPA Environmental Review, and a 3-story building totaling 66,767 gross square feet with roughly 2,123 square feet and roughly 44,063 square feet of net rentable self-storage space. The location is on the south side of NE 4th St just west of the intersection of NE 4th St and Pacific Street (4813 NE 4th Street) and the project site consists of two parcels (A 125059178). The project site is located within the Commercial Corridor (CC) (an Commercial Arterial (CA) zone and would have a height of 38'-4". Access is served for circulation includes a two-way drive aisle from the west side of the lot the way. There is also an additional 20' wide fire lane that would serve the emergency access only. The site contains one Category 3 wetland and one Class II wetland in the eastern portion of the property. There are a total of 42 significant trees (including 30 trees in the critical areas and buffer).

A applicant submitted a geotechnical study conducted by GEOTECH Consultant (the Analysis by Transportation Engineering Northwest prepared on September 17th information report by Berghausen Consulting Engineers, Inc. prepared on September 8, 2014. Proposed off-site improvements include half-street front on the side of NE 4th St, including a 3-foot wide landscaped planter, a 3-foot wide from improvements. A refuse and recycle modification, from BMC 4-4-090, it is use the site of the required deposit and collection area. The proposal also includes a meter detention pond on the second parcel of the southwest portion of the site.

**SITE LOCATION:** Approximately at 4813 NE 4th Street (APNs) The analysis has determined that significant environmental impacts are unlikely to occur. Therefore, as permitted under the RCW 43.21C.110, the City of Renton is less to give notice that a DNS-M is likely to be issued. Comment periods for the -M are integrated into a single comment period. There will be no comment period. Threshold Determination of Non-Significance-Mitigated (DNS-M). This may impact on the environmental impacts of the proposal. A 14-day appeal period DNS-M.

MIT APPLICATION DATE: December 22, 2014

I would like to be made a party of record to receive further information on this and return to: City of Renton, CED - Planning Division, 1055 So. Grady Way, Renton, WA 98057. Home/Cell No. Storage One on 4<sup>th</sup> Expansion / LUA14-001641, ICF, SA-M, CU-M, MDD

MAILING ADDRESS: CITY / STATE / ZIP

PHONE NO.

NOTICE OF COMPLETE APPLICATION: December 30, 2014

PROJECT CONTACT PERSON: Raymond Gama / Stricker Case Murphy Architects, P.S. / 111 1<sup>st</sup> Ave S, Ste 100 / Seattle, WA 98104 / 206-324-4800 ext. 10 / raymondg@scm-arch.com

Permits/Review Requested: Environmental (SEPA) Review, Hearing Examiner Site Plan Review, Hearing Examiner C Modification

Other Permits which may be required: Building, Construct

Requested Studies: Drainage Report, G Study, Preliminary Delineation and Plan

Location where application may be reviewed: Department of Con Division, Sixth Floor WA 98057

PUBLIC HEARING: Public Hearing/Review: Renton Hearing Examiner the 7th floor of Rev

CONSISTENCY OVERVIEW: The subject site is Renton Comprehensive the City's Zoning M

Environmental Documents that evaluate the Proposed Project: Environmental (SE

Development Regulations Used For Project Mitigation: The project will be 4-3-050; 4-3-100; 1 regulations as app

**Proposed Mitigation Measures:** The following Mitigation Measures will likely be imposed on the proposed project. These recommended Mitigation Measures address project impacts not covered by existing codes and regulations as cited above.

- The applicant shall comply with the recommendations included in the Wetland Delineation and Fish and Wildlife Habitat Assessment Report, prepared by prepared by Soundview Consultants LLC, dated September 4, 2014.
- The applicant shall comply with the recommendations included in the Preliminary Technical Information Report, prepared by Berghausen Consulting Engineers, Inc., dated December 8, 2014.

Comments on the above application must be submitted in writing to Clark H. Close, Associate Planner, CED - Planning Division, 1055 South Grady Way, Renton, WA 98057, by 5:00 PM on January 13, 2015. This matter is also tentatively scheduled for a public hearing on February 17, 2015, at 10:00 am, Council Chambers, Seventh Floor, Renton City Hall, 1055 South Grady Way, Renton. If you are interested in attending the hearing, please contact the Planning Division to ensure that the hearing has not been rescheduled at (425) 430-4578. Following the issuance of the SEPA Determination, you may still appear at the hearing and present your comments regarding the proposal before the Hearing Examiner. If you have questions about this proposal, or wish to be made a party of record and receive additional information by mail, please contact the project manager. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

**CONTACT PERSON:** Clark H. Close, Associate Planner; Tel: (425) 430-7289; Email: cclose@rentonwa.gov

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION



## CERTIFICATION

I, Clark H. Close, hereby certify that 3 copies of the above document were posted in 3 conspicuous places or nearby the described property on

Date: 12/30/14

Signed: Clark H. Close

STATE OF WASHINGTON )

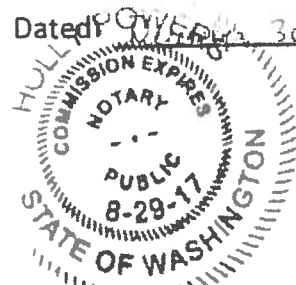
) SS

COUNTY OF KING )

I certify that I know or have satisfactory evidence that Clark H. Close signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated January 30, 2015

Holly P. Parnes  
Notary Public in and for the State of Washington



My

EXHIBIT 23

Powers

29, 2017